



Poppy Close, Calne
£450,000



A detached home that has been extensively upgraded in recent years to the point of now having a 'B' Energy Performance Rating. Recent times has seen the installation of owned solar panels, new doors and double glazed windows, quality fitted kitchen, quality bathroom, quality master en-suite and modern gas central heating boiler. There is a double garage with electric roller doors, four vehicle drive and a large summer house in the rear landscaped garden. The ground floor has a formal hall, spacious living room with open fire, dining room, kitchen breakfast room, guest cloakroom and a utility. The first floor gives you four double bedrooms. Cul de sac location and countryside views too.



LOCATION

The home is placed in a tree lined cul de sac. Across from the home is countryside- offering lovely walks. The area is serviced well for for shopping having the new Tesco superstore and a Tesco Express within walking distance of the home. Close by is a medical centre and a local primary school.

THE AREA & ACCESS

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the north the by-pass offers routes westerly to Chippenham, Bath and the M4 westbound. To the the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the river Marden. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

THE HOME

The accommodation is outlined in brief as follows:

FORMAL HALL

The hall features a curving balustrade staircase that leads to the first floor. From here there is access to the living room, dining family room, dining kitchen and guest cloakroom. Under stairs storage cupboard and coat cupboard.

GUEST CLOAKROOM

6'0" x 2'10" (1.83 x 0.86)

There is a water closet and a wash basin.

DUAL ASPECT LIVING ROOM

22'4 x 11'5 (6.81m x 3.48m)

The living room has the focal point of an open fireplace with an ornate wood fire surround plus an iron grate. A window looks out over the front and glazed French doors open out to the rear garden. This expands the living space in fine weather. The spaciousness of the room allows for numerous large sofas and extra living room furniture.

DINING FAMILY ROOM

10'1" x 10'0" (3.07 x 3.05)

A window offers a view to the front of the home. This room could be used as a formal dining room as it has space for a large dining table and further dining room furniture. Alternatively it would make a lovely family room or large study/office as it is placed adjacent to the front entrance door..

FITTED BREAKFAST KITCHEN

20'8" x 14'5" maximum measurement (6.30m x 4.39m maximum measurement)

Two windows look out over the rear landscaped garden. The room is arranged to give a natural space for a dining table and a further area for a small breakfast table/butchers block. There is a selection of quality fitted wall and floor cabinets with work surfaces. A peninsular unit has an induction hob and pan drawers. Integrated is a dish washer, fridge freezer and a double oven. Inset sink and drainer with mixer tap. Wine rack. There is access to the utility and the bonus of a deep pantry. Tile floor and tile finishes.

UTILITY ROOM

6'3" x 5'2" (1.91 x 1.57)

A glazed side door gives access to the side path. Worktop with sink and drainer and the unit under. Space for a washing machine and a further machine. Tile floor and tile finishes.

GALLERY LANDING

A balustrade offers a gallery feel to the landing. Doors give access to the bedrooms and to the main bathroom.

MASTER BEDROOM

13'7" x 13" with wardrobes (4.14m x 3.96m with wardrobes)

Two windows offer a view out over the rear landscaped garden. Impressive in size the room can happily accommodate a super king size bed and further bedroom furniture. There is the bonus of a built in double wardrobe. Access to the master en-suite.

MASTER EN-SUITE

6'9" x 5'9" (2.06 x 1.75)

A recently refurbished master shower room. There is a tiled double shower cubicle with glass sliding door access, A vanity cabinet has an inset basin with a contemporary dresser mirror with light above. Water closet with concealed cistern and display top. Window with privacy glass.

BEDROOM TWO

12'10 x 11'2 (3.91m x 3.40m)

The second bedroom of the home again offers a view over the rear garden. There is space for a large double bed and extra bedroom furniture to support.

BEDROOM THREE

11'3" x 9'3" (3.43 x 2.82)

This bedroom has a window that looks out over front of the home and enjoys countryside views beyond. It offers room for a double bed and further furniture.

BEDROOM FOUR

10'3 x 9'1 (3.12m x 2.77m)

The final bedroom is again another double room in size. It would also make a wonderful study/office/ hobby room. A window again offers far reaching countryside views.

FAMILY BATHROOM

10'0" x 6'2" (3.05 x 1.88)

The bathroom has been refurbished and upgraded in recent times. There is a panel enclosed bath with shower screen, hand held and raindrop shower. A vanity cabinet has an inset basin with a contemporary dresser mirror and light above. The water closet is set into a cabinet with storage and display top. Window with privacy glass and tile finishes.

EXTERIOR

Outline in brief as follows:

FOUR VEHICLE DRIVE

The tarmac drive offers room to park four vehicles comfortably. The drive leads a double garage and to the front garden.

DOUBLE GARAGE

16'7 x 16'5 (5.05m x 5.00m)

Two electronically operated roller doors give access to the double garage. There is power and light. The eaves offers extra storage opportunities.

FRONT GARDEN

The garden has been landscaped to offer ease of maintenance. There are flower beds, paving and shingled areas for plant display. There is the feature of an electric charging point. A path leads down the side of the home to the rear garden and side access door. There is an area created for bin storage.

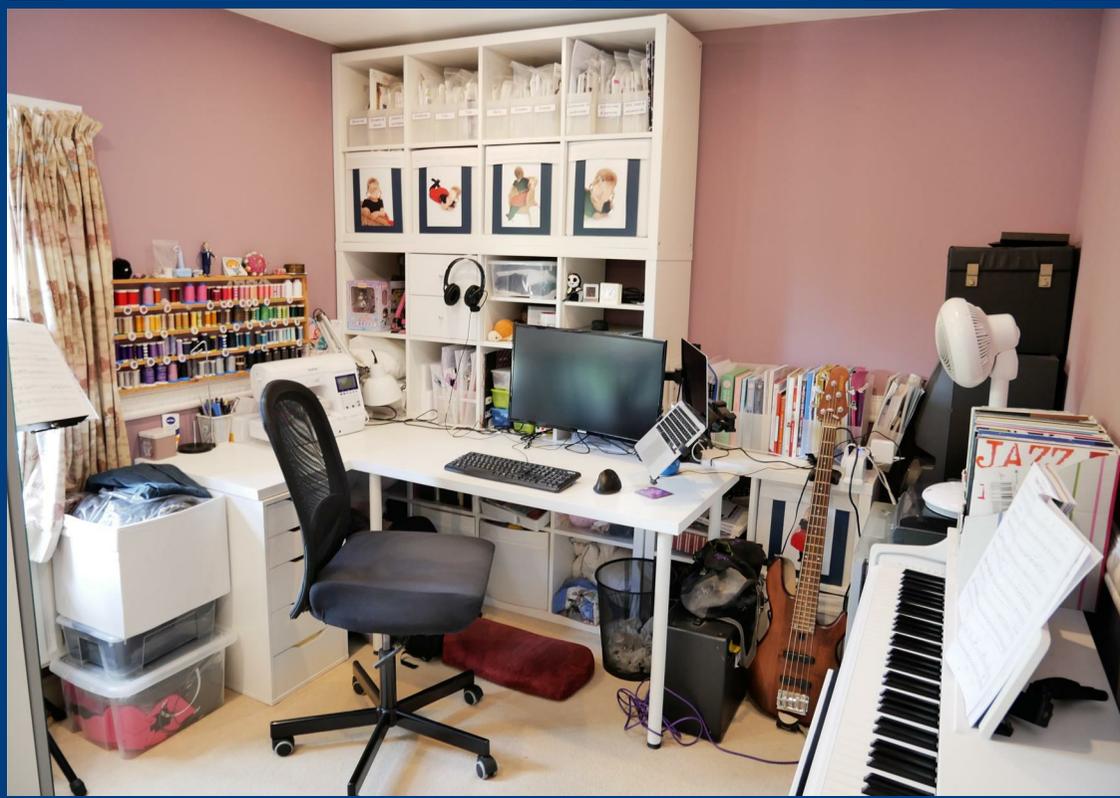
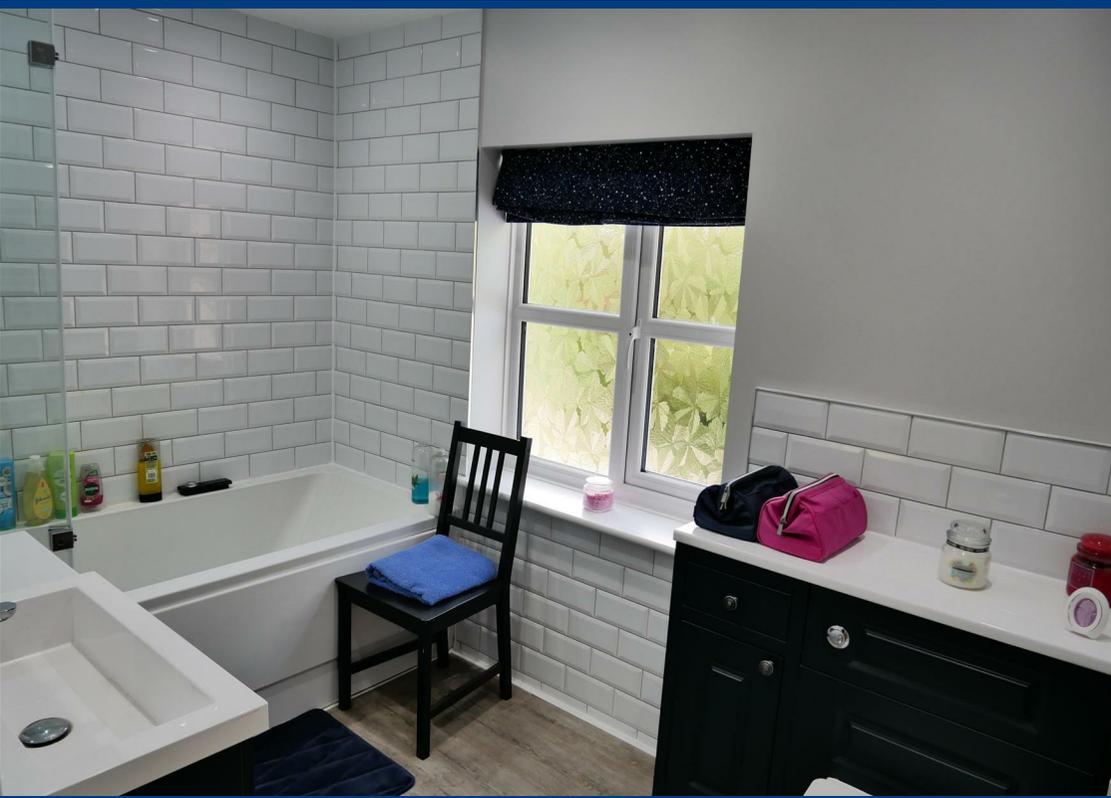
REAR GARDEN

Adjacent to the home is a wide cobbled patio area. Ideal for outside dining, entertaining or relaxation. Outside power points. From here you step out onto a shaped lawn with a pathway to the summer house. There are ornamental trees and the garden enjoys areas of good privacy.

SUMMER HOUSE

15'10 x 9'2 (4.83m x 2.79m)

A multifunctional summer house that is a very generous size. Supplied by Dunster House it has been used in the past as an office to work from home and currently used for recreation and exercise. There are glazed French doors and windows looking onto the garden.

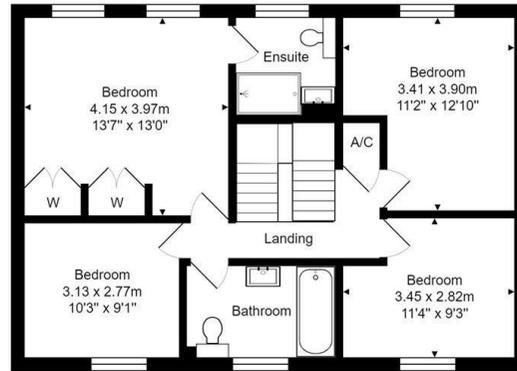




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
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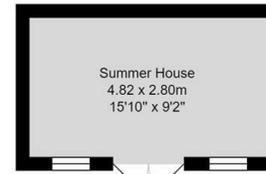


Ground Floor
Area: 69.8 m² ... 751 ft²

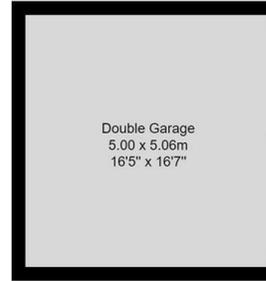


First Floor
Area: 68.1 m² ... 733 ft²

Total Area: Including Outbuildings 176.9 m² ... 1904 ft²



Summer House
Area: 13.5 m² ... 146 ft²



Double Garage
Area: 25.4 m² ... 274 ft²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	86	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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