



Honeysuckle Close, Calne
£350,000

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PRICED TO SELL! Offered with No Chain, this detached four-bedroom home is situated in a quiet cul-de-sac within walking distance of many amenities and features a 25ft conservatory overlooking the landscaped rear garden. The accommodation includes an entrance hall, guest cloakroom, dual-aspect living room, family/dining room, fitted kitchen and utility room. Upstairs offers four generously sized bedrooms, a family bathroom and an en-suite shower/wet room to the principal bedroom. Further benefits include a double-width driveway, garage, summer house with power, double glazing and gas central heating.



INTRODUCTION

The home is placed in a cul-de-sac location on the Lansdowne Park residential development. Local amenities are a gentle walk away that include a Doctor's surgery, a chemist, an express supermarket, and a Local Primary School. Close by are a number of parks for recreation. Being placed on the northern area of the town it allows access routes north to Royal Wootton Bassett, Swindon and the M4 east. To the west is Chippenham, Bath and the M4 westbound.

ENTRANCE HALL

Entry to the home is via a recently fitted front door with access to the living room, cloakroom, study, and kitchen. There is an open balustrade staircase to the first floor with storage beneath. Fitted with laminate flooring.

CLOAKROOM

6'7" x 2'9"

Comprised of a corner wash basin and water closet in a matching style. There is wall tiling and tiled flooring.

DINING ROOM/ EXTRA RECEPTION ROOM

11'8" x 8'4"

With multiple potential uses, such as a home office or a formal dining room. The dimensions allow for a wide range of furniture. A window opens over the front.

LIVING ROOM

20'2" x 11'3"

A spacious living room that enjoys natural light from dual aspects. There is plentiful space for multiple sofas and a whole host of other furniture. Fitted with carpet and a central fireplace. To the rear are sliding doors which open into the conservatory.

KITCHEN

11'3" x 9'10"

Fitted with a range of matching wall and base cabinets. There is a double electric range oven with a matching hood. Incorporated is a breakfast bar and the kitchen is open into the conservatory, creating a social area to entertain. Finished with tiled flooring and under-cabinet lighting.

CONSERVATORY

25'7" x 9'6"

An impressive size with a vaulted roof enjoying views over the rear garden. The space allows natural areas for a dining table, sofas, and other furniture. There are multiple fitted heaters, tiled flooring and French doors opening into the garden.

UTILITY ROOM

7'0" x 5'8"

Placed off of the conservatory with further work surfaces, a stainless steel sink and space for a washing machine, tumble dryer and a fridge freezer.

FIRST FLOOR LANDING

A gallery landing with space for display furniture and fitted with built-in storage cupboards. Providing access to all the first-floor accommodation and a loft space. Fitted with carpet and a window to the front.

PRINCIPAL BEDROOM

12'1" x 9'2"

An excellent size which allows space for a king-size bed with further wall space for other furniture. Around the bed and to the adjacent wall is a large array of fitted wardrobes and cabinets. There is a door leading to the en-suite, fitted carpet, and a window looking out to the rear.

EN-SUITE

5'10" x 5'4"

A wet room with curved folding doors enclosing the shower. Fully tiled with an inset vanity and water closet with multiple cabinets around. There is a window to the rear with privacy glass.

BEDROOM TWO

11'6" x 8'2"

Space allows for a double bed, bedside tables, and other furniture. Also with a fitted wardrobe, carpet and a window to the front.

BEDROOM THREE

9'5" x 8'0"

A generous third bedroom which offers space for a double bed and additional furniture. There is a fitted wardrobe, carpet, and a window to the rear.

BEDROOM FOUR

8'2" x 7'9"

A small double room or generous single, fitted with carpet and a window to the front.

FAMILY BATHROOM

6'6" x 6'0"

Fitted with a bath, vanity wash basin and water closet in a matching style. There is a shower mixer, plus a wall-mounted power shower, a heated towel rail, tiled flooring and a window to the rear with privacy glass.

EXTERIOR

Outlined as follows:

FRONT GARDEN

There is a storm awning over the front entrance door and a path which leads to it. To either side are flower beds with mature planting.

DOUBLE WIDTH DRIVE

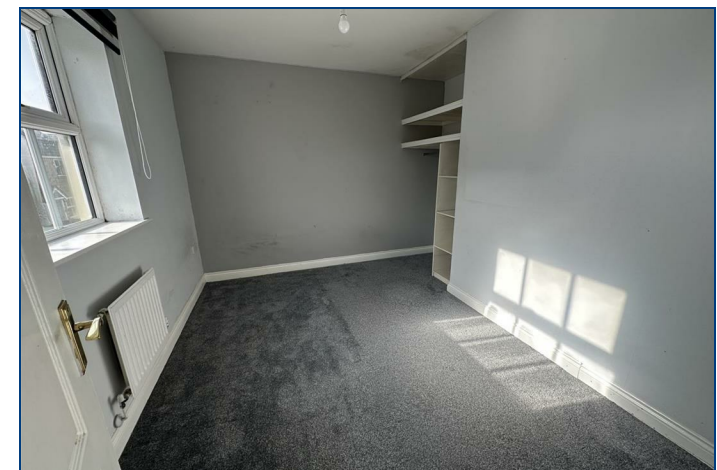
Placed to the side of the home is a gravel drive of around 15ft in width. This leads to the garage and a gate gives access to the rear garden.

GARAGE

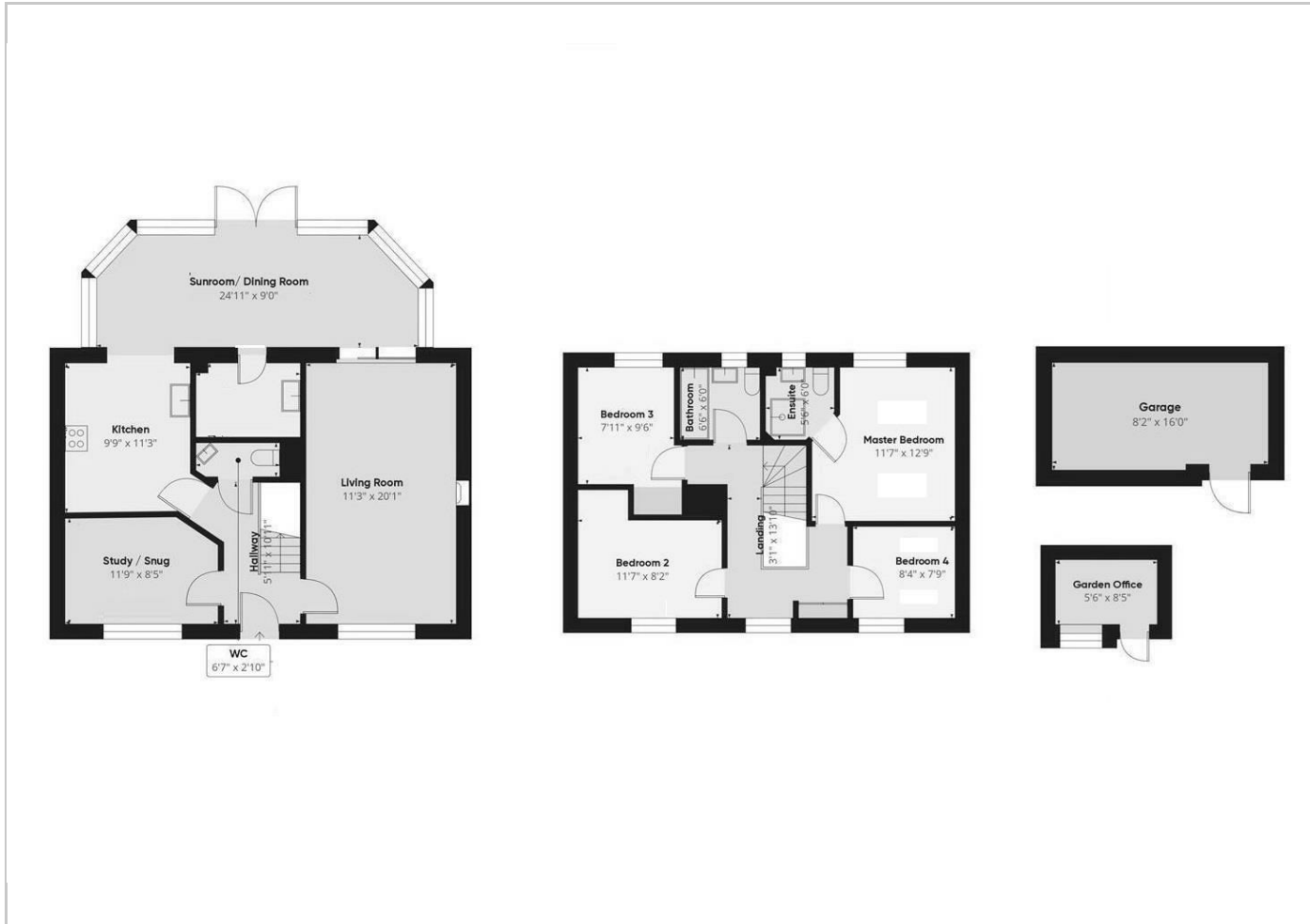
A single garage with a pedestrian access door into the garden. Power and lighting. Additional space in the rafters above for storage.

REAR GARDEN

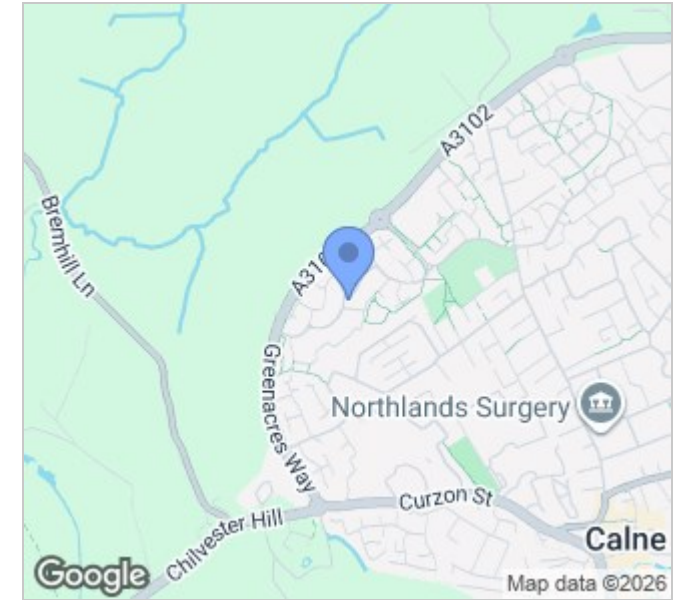
The garden is landscaped and arranged in areas of different character. Featuring a patio area ideal for outdoor dining furniture, and an area of artificial lawn. The area behind the garage offers good privacy and has a summer House placed there. The Summer House measures around 8ft 10 by 5ft 9.



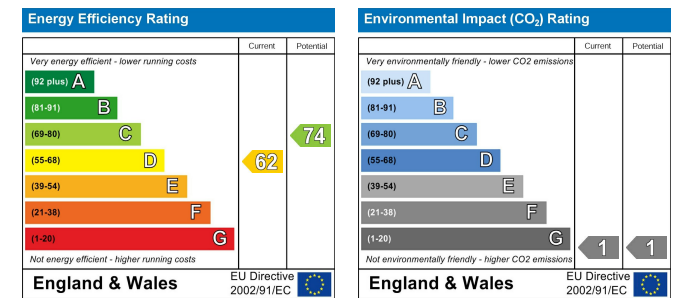
Floor Plans



Area Map



Energy Performance Graph



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