



Hastings Drive, Calne
£395,000



A beautifully presented detached home, a great example of the highly desirable 'Heritage Selection' by Redrow Homes, offers three bedrooms, a stunning landscaped garden, and a large garage with private driveway for three vehicles.

The ground floor accommodation comprises a formal entrance hall, dining kitchen, a generous living room, and a guest cloakroom. On the first floor, there are three generous bedrooms, two of which are doubles and benefit from fitted wardrobes. These rooms are complemented by a contemporary family bathroom. The principal bedroom also features a modern en-suite with a double shower.

Externally, the property offers a tarmac driveway providing multiple parking spaces, leading to a larger-than-average garage. The rear garden has been thoughtfully designed, offering a generous patio area perfect for relaxation and outdoor dining. A shaped lawn, a garden shed, and an abundance of mature planting complete the wonderful outdoor space.



CALNE & SURROUNDING AREAS

Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of independent and high-street shops, supermarkets and eateries. There is a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and dental surgeries with three leisure centres with swimming pools, fitness suites, and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs, as well as a great cycling and running community to name a few. To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury, and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

THE HOME

The home is located on a corner plot with front and rear gardens and was built by Red Row Homes. Outlined in further detail as follows:

ENTRANCE HALL

A welcoming and wide entrance hall. Doors open to the living room, dining kitchen and to the guest cloakroom. A balustrade staircase rises to the first floor. Under-stair store cupboard.

GUEST CLOAKROOM

The suite has a wash basin and a water closet. Window with privacy glass.

LIVING ROOM

17'6" x 11'5" (5.33 x 3.48)

A living room with a bay window looking out to the front garden. The room offers ample space for a number of sofas and further large items of living room furniture.

DINING KITCHEN

18'6" x 14'4" (5.64 x 4.37)

This open plan room is organised to offer natural dining space and an area sectioned for the kitchen. This room is great for entertaining and interaction. Arranged as follows;

DINING AREA

This space allows room for a large dining table, chairs and further furniture. French doors open onto the rear patio which opens the living space in good weather. A peninsular unit with shelves offers a separation from the kitchen area.

KITCHEN AREA

Here there is a selection of fitted wall and floor cabinets with quartz work surfaces and under-cabinet lighting. Integrated appliances include: a dishwasher and a double electric oven. Inset is a gas hob with stainless steel chimney hood plus lighting. Inset one and a half stainless steel sink and drainer. A window offers a view out over the rear garden.

LAUNDRY CUPBOARD

Placed off the kitchen is a laundry cupboard that has plumbing for washing machine.

FIRST FLOOR LANDING

The first floor landing leads to all bedrooms, the family bathroom and an airing cupboard.

MASTER BEDROOM

12'1" x 11'3" (3.68 x 3.43)

The master bedroom comfortably accommodates a king-size bed and additional bedroom furniture. A range of fitted wardrobes provides ample storage, while a front-facing window allows plenty of natural light. A private en-suite bathroom is accessed directly from the room.

MASTER EN-SUITE

8'2" x 4'2" (2.49 x 1.27)

The master en-suite comprises of a wash basin, chrome heated towel rail, water closet and shower cubicle.

BEDROOM TWO

11'0" x 9'11" (3.35 x 3.02)

Bedroom two will allow a king size bed and further bedroom furniture. There is a fitted wardrobe. A window views out over the rear garden.

BEDROOM THREE

10'6" x 7'2" (3.20 x 2.18)

This well-proportioned single bedroom offers ample space for a bed along with additional furniture. A rear-facing window provides a pleasant view over the garden, filling the room with natural light. Flexible in its use, this room would also serve exceptionally well as a home office or study.

FAMILY BATHROOM

8'2" x 6'11" (2.49 x 2.11)

A spacious bathroom that offers a panel enclosed bath with shower over and screen. There is a water closet and a wash basin. Chrome towel rail radiator and a window with privacy glass. Tile finishes and an extractor fan.

EXTERNAL

Outlined in a little more detail as follows;

REAR GARDEN

Fully enclosed by fencing and walling for excellent privacy, the rear garden has been landscaped to a high standard and enjoys a sought-after westerly aspect—ideal for afternoon and evening sun. A paved sandstone patio, accessible directly from the dining kitchen, creates the perfect setting for outdoor dining and entertaining. Beyond the patio, the garden is predominantly laid to lawn, complemented by well-stocked borders and thoughtfully planted areas. A pathway leads conveniently to the garage side door, enhancing functionality.

FRONT GARDEN

An easy maintenance front garden edged with small hedging to the border and a gravelled area ideal for potted plants. A paved path leads to the front door.

DRIVE

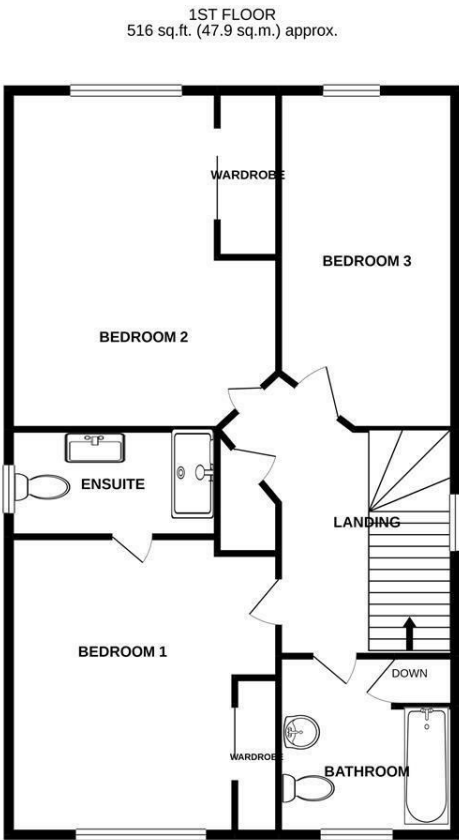
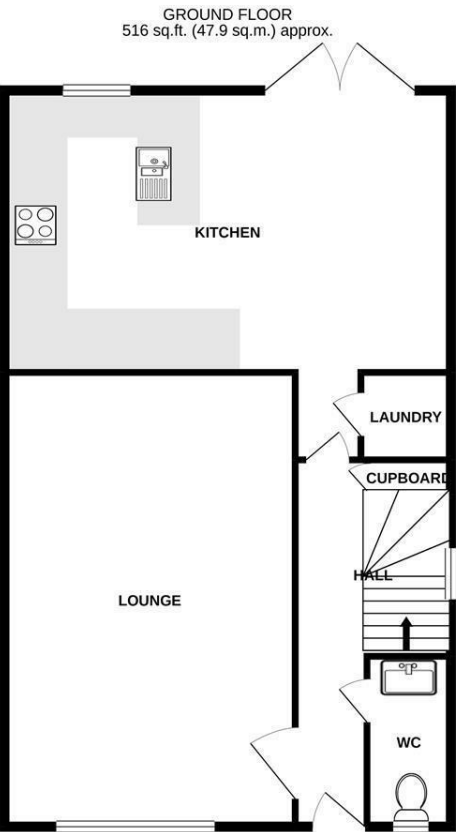
An impressive drive allows parking for a minimum of three vehicles.

Note

The home pays a service charge towards to the upkeep of the common areas.







TOTAL FLOOR AREA : 1032 sq.ft. (95.9 sq.m.) approx.

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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

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

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