

Dakota Drive, Calne

£255,000

Butfield Breach

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- SEMI-DETACHED
- THREE BEDROOMS
- PRINCIPAL EN-SUITE
- TWO CAR ALLOCATED PARKING
- DOWNSTAIRS CLOAKROOM
- FULLY INTEGRATED KITCHEN
- GARDEN WITH SOUTH/WEST ASPECT
- LIVING DINING ROOM
- FAMILY BATHROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING







91, Dakota Drive

A three bedroom semi-detached home, built-in recent years with the advantage of parking for two vehicles and a garden with south and west aspects. Internally the ground floor offers a cloakroom, a generously sized modern fitted kitchen and a spacious living dining room with French doors leading into the garden. The first floor offers three good bedrooms, an ensuite and a family bathroom. The garden enjoys a south-west aspect and is low maintenance with a raised decked patio plus two sheds offering excellent storage. Fitted with gas central heating and double glazing.

CALNE AND SURROUNDING AREA
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.

LOCATON
The home is located on the popular modern development of Steeple Chase. The area is serviced well for for shopping having the Tesco and Lidl supermarkets within easy reach, plus a convenience store with post office. The multiple facilities in Calne centre are a short distance away, and the home is placed close to open countryside and green space.

ENTRANCE HALL
11'10" x 4'3" (3.61 x 1.30)
Upon entry to the home a tiled entrance hall leads to the cloakroom, kitchen and living dining room. A balustrade staircase rises to the first floor accommodation.

CLOAKROOM
5'0" x 3'1" (1.52 x 0.94)
The cloakroom comprises a wash basin and a water closet. Tiled finishes and a window with privacy glass to the front.

FITTED KITCHEN
11'5" x 8'6" (3.48 x 2.59)
The fitted kitchen is a good size and features extensive work surfaces, integrated appliances, wall and floor cabinets. Integrated appliances include a dishwasher, washing machine and fridge freezer. There is also a fitted electric fan oven, gas hob and stainless steel chimney hood. The combi boiler is housed within a wall cuboard. Beneath a window that views out to the front of the home is an inset sink and a half with drainer. Tiled floor and under cabinet lighting.

LIVING DINING ROOM
15'9" x 14'1" (4.80 x 4.29)
The living room features french doors that open onto the rear garden, expanding the living space during the warmer months. The room will allow for multiple sofas and further living room furniture as well as a dining table and chairs. There is a wall-mounted electric fireplace and a useful walk in store cupboard.

FIRST FLOOR LANDING
The first floor landing leads to all three bedrooms and the family bathroom. There is a storage cupboard. Loft access is here also.

PRINCIPAL BEDROOM
12'9" x 9'7" (3.89 x 2.92)
The principal bedroom will allow for a kingsized bed, wardrobe and further bedroom furniture. A door opens to the en-suite. A window looks out over the front garden. The room has the advantage of a deep store cupboard/wardrobe. Fitted with carpet

EN-SUITE
The en-suite comprises a shower cubicle with electric shower, wash basin and water closet. Partially tiled and a window with privacy glass.

BEDROOM TWO
9'6" x 9'5" (2.90 x 2.87)
The second bedroom easily accommodates a double bed and further bedroom furniture. A window looks out over the rear garden and pleasant views beyond. Fitted with carpet.

BEDROOM THREE
9'6" x 6'1" (2.90 x 1.85)
Currently used as a home office, bedroom three is a generous single bedroom with room for a bed plus extra furniture. A window looks out over the rear garden and beyond. Fitted with carpet.

FAMILY BATHROOM
6'6" x 6'6" (1.98 x 1.98)
The family bathroom comprises a panel enclosed bath with shower, wash basin and a water closet. Shaver point and a window with privacy glass. Tiled finishes.

EXTERNAL
Outlined as follows:

FRONT GARDEN
This garden has a pathway that leads to the front access door with storm awning over. There is a lawn to each side of the path with ornamental trees and a hedge to the front boundary.

REAR GARDEN
The rear garden is enclosed by fence and brick wall. A side gate gives access onto the drive where the parking is located and a useful further strip of garden with shed.
The garden enjoys aspects to the west and south and has been landscaped to include a raised decked patio, perfect for al fresco dining. The deck includes a balustrade and steps leading down to the side access gate. Beyond the decked area, the garden is laid to lawn with planters, ideal for the hobby gardener. There is also the benefit of a timber potting shed.

ALLOCATED PARKING FOR TWO
There is allocated parking for two vehicles, alongside an addtional strip of garden and extra shed/bin storage area.

SERVICES
All services are mains connected.

Council Tax Band C.

All residents pay a service charge for the upkeep of the common areas of the development. Please contact Butfield Breach for more information.











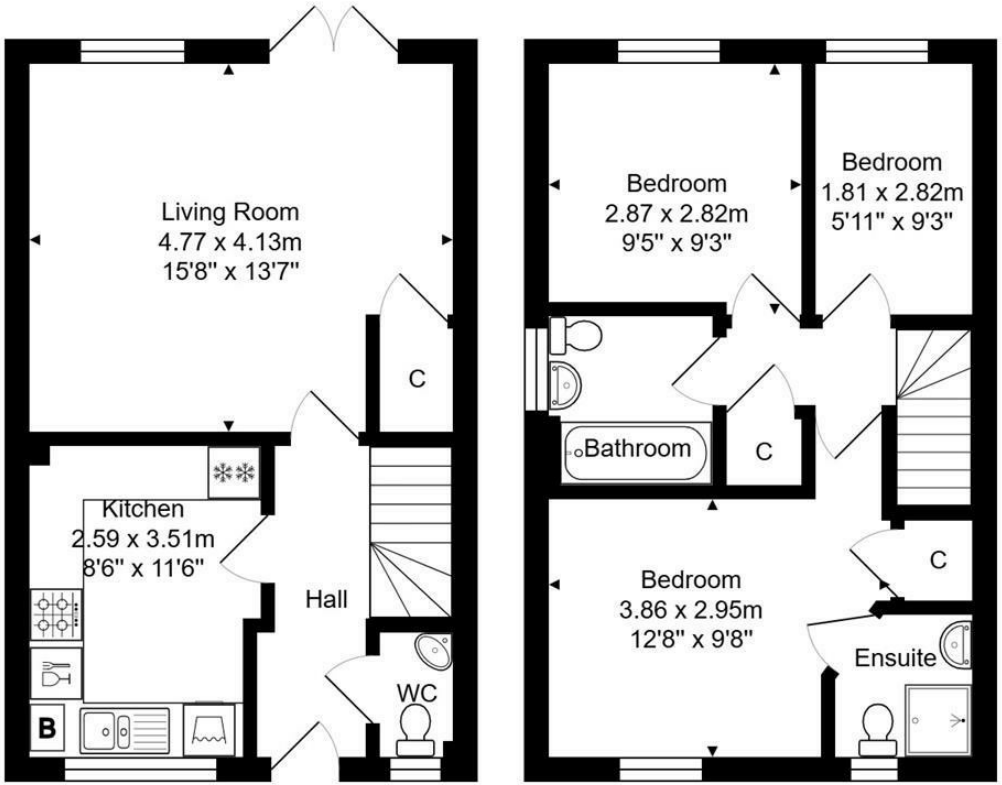

Ground Floor
Area: 37.1 m² ... 400 ft²

W N S E

First Floor
Area: 37.1 m² ... 400 ft²

Total Area: 74.3 m² ... 799 ft²

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.
www.epcassessments.co.uk

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

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