School Road, Calne

£275,000

Butfield Breach

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Motivated Sellers who have found a property they wish to buy! This spacious three-bedroom townhouse is arranged over three floors, featuring three double bedrooms, including a superb 19ft top-floor studio bedroom. Benefits include a modern open-plan kitchen/dining area, conservatory, living room with bi-fold doors to the garden, en-suite to the principal bedroom, family bathroom, ground floor WC and externally there is a gated driveway and an enclosed courtyard garden. Conveniently located within walking distance of local amenities, including a Tesco Express, doctor's surgery, and a primary school. Gas Central Heating and Double Glazing.

THE HOME
Outlined as follows:

ENTRANCE HALL
Doors lead to the kitchen, dining room and to the guest cloakroom. Stairs rise to the first floor. Under stairs cupboard.

CLOAKROOM
A generous WC with a wall hung wash basin. Space for storage.

FITTED KITCHEN
16'1" x 6'0"
A particular feature of the property is the recently refitted open-plan kitchen/dining room. The kitchen boasts composite quartz worktops, a Belfast sink, a double eye-level oven, an an integrated microwave, a gas hob with an extractor hood, and a floor-to-ceiling wine rack. A central peninsula unit provides ample storage and additional workspace, whilst subtly defining the kitchen and dining areas. The wall-mounted boiler is neatly positioned in the corner of the kitchen.

DINING ROOM
14'7" x 12'3"
Open to the kitchen, the dining area provides ample space for a large dining table and chairs, together with additional room for further furniture to suit a purchaser's individual requirements. A window overlooks the conservatory, whilst a glazed door provides direct access.

CONSERVATORY/ UTILITY SPACE
9'2" x 4'10"
Tiled floor and windows looking out onto the rear garden. The current vendor uses the space as more of a utility space for further storage and everyday use.

LIVING ROOM
The living room is a bright and inviting space, finished with wood-effect flooring and recessed spotlighting. Contemporary bi-fold doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces, ideal for both relaxing and entertaining.

FIRST FLOOR LANDING
The first-floor landing leads to the family bathroom, the master bedroom, and bedroom three. There is a large storage cupboard.

PRINCIPAL BEDROOM
16'10" x 12'2"
A particularly impressive principal bedroom, offering generous proportions and ample space for a super-king-size bed, a full range of bedroom furniture, and a seating area. A window to the front elevation provides plenty of natural light, whilst a door leads through to the en-suite shower room. The room is finished with laminate flooring

MASTER EN-SUITE
The room enjoys a double shower cubicle. This is complemented by a wash basin and a water closet. Tile finishes and a window with privacy glass. Shaver point, and extractor fan.

BEDROOM THREE
12'11" x 7'1" maximum
A further double bedroom, currently used as a home office. A window opens over the rear of the home.

FAMILY BATHROOM
Serving the guest bedrooms, the family bathroom is well-appointed with a panel-enclosed bath featuring a shower over. The suite incorporates a low-level WC and pedestal wash hand basin. Privacy Window.

TOP FLOOR LANDING
A door leads to the top floor suite/bedroom two.

BEDROOM TWO
19'3" x 17'3" plus recesses
A versatile and generously proportioned room, offering a variety of potential uses including a second lounge, luxurious principal bedroom, or a combination hobby room. Windows to both the front and rear elevations ensure plenty of natural light throughout the day. The room comfortably accommodates a super-king-size bed, sofas, and a full range of bedroom furniture.

Two deep alcoves provide excellent potential for the creation of walk-in wardrobes, a dressing area, or even an en-suite bathroom, subject to the necessary consents and approvals. Further benefits include access to the boarded loft, providing useful additional storage space.

EXTERIOR
Outlined in brief as follows:

FRONT GARDEN
To the front is a small gravelled garden and a path to the front door.

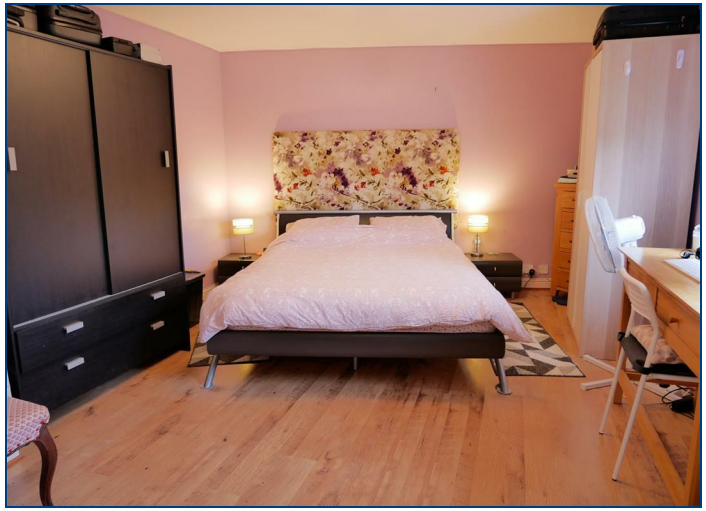
REAR GARDEN
Adjacent to the conservatory is a patio area ideal for outside dining and entertaining. To the side is the gated drive.

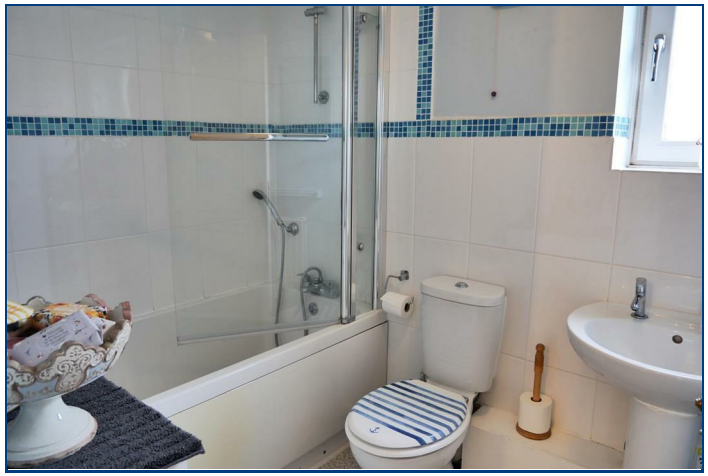
GATED DRIVE
Accessed from the rear of the home the drive has double gate access. The drive is part of the enclosed garden and offers further recreational space.

LOCATION
The property enjoys a pleasant and convenient position, ideally situated for access to a wide range of local amenities. Directly opposite is a public park, providing an attractive open green space. Beyond the park are a variety of everyday conveniences, including a Tesco Express, pharmacy, Chinese takeaway, and doctor's surgery. A well-regarded primary school is also within easy walking distance.

For commuters, the property is particularly well placed, with the local bypass just a short distance away, providing excellent road links to Lyneham, Royal Wootton Bassett, and Junction 16 of the M4 motorway. The nearby motorway network offers convenient access eastbound towards Swindon, Reading, and London, while westbound routes lead to Chippenham, Bath, Bristol, and beyond.

NOTE
All mains services connected.
Council Tax Band - C
The home is not square, so therefore the measurements are to be used as a guide.





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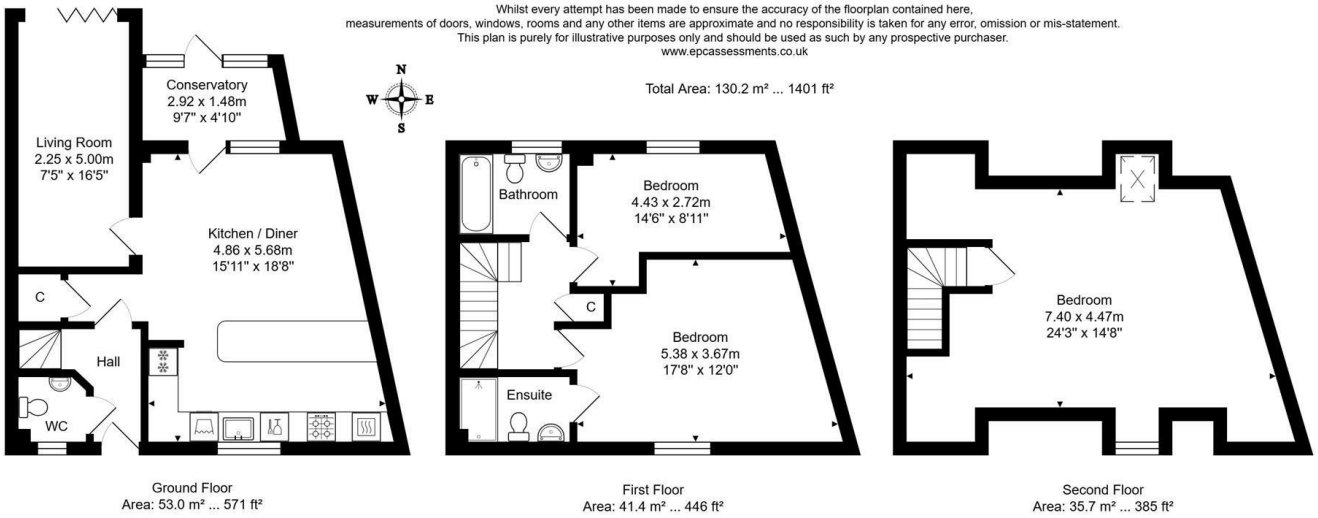
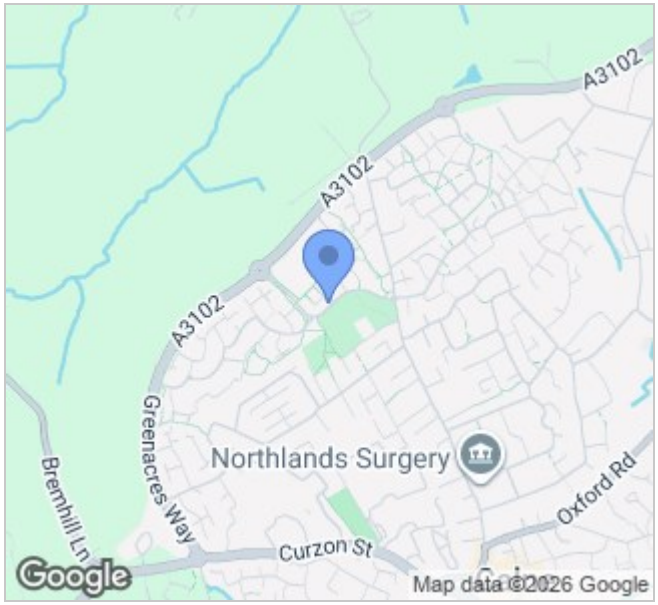
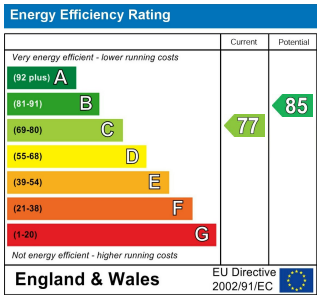
Floor Plans

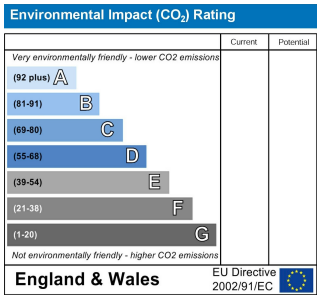


Area Map



Energy Performance Graph





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