

Amberley Close, Calne

£333,000

Butfield Breach

2 The Square, Calne, Wiltshire, SN11 0BY
T: 01249 821110
F: 01249 822457
calne@butfieldbreach.co.uk
www.butfieldbreach.co.uk

Offered with NO CHAIN and VACANT POSSESSION! A lovely three bedroom detached home placed in a quiet cul-de-sac in the popular Lansdowne Park development and close to Calne centre and all of its amenities.
The ground floor offers the living room with bay window, spacious kitchen diner, utility room, downstairs cloakroom and conservatory which looks over the lovingly maintained rear garden.
Stairs rise to the first floor with two double bedrooms, a generous single room, family bathroom and en-suite wet room to complement the master.







Entrance Hall
Spacious entrance hall which leads to the living room, dining kitchen and downstairs cloakroom. Currently organised with ample room for coats and outdoor clothing, space would also allow for display furniture, Stairs rise to the first floor.

Downstairs Cloakroom
2'11 x 4'11 (0.89m x 1.50m)
Fitted with a wall hung wash basin and W.C. A window views to the side of the home.

Living Room
13'00 x 13'03 (3.96m x 4.04m)
A bright and airy room currently arranged the focal point of a gas fire with surround. Ample space allows for multiple sofas and further display furniture with the bay window viewing over the front of the home and extending the living room.

Kitchen Diner
10'10 17'10 (3.30m 5.44m)
Fitted with a range of wall and base cabinets, with inset gas hob, electric oven, one and a half sink with drainer and space allowing for a dishwasher and tall fridge freezer. A fitted, peninsular unit with matching cabinets , creates a natural separation between the kitchen and dining areas, whilst still allowing easy interaction between the two and making the space perfect for entertaining.
Sliding doors open out onto the conservatory and further doors lead through to the utility room and pantry cupboard.

Utility Room
5'07 x 5' (1.70m x 1.52m)
A door leads to the side of the home creating an ideal route for laundry. Fitted wall and base cabinets produce ample storage and space and plumbing allow for a washing machine. The boiler is located here also.

Conservatory
10'02 x 10'05 (3.10m x 3.18m)
Stepping from the kitchen diner, you arrive at the conservatory. Half base built with wrap around UPVC windows and patio doors which open out to the garden. Complemented by power, lighting and a wall mounted electric radiator, this room is a perfect extension of the living space all year round.

First Floor Landing
A spacious landing with a window to the side of the home, allowing in plenty of natural light. Doors lead to all three bedrooms, the family bathroom, airing cupboard and a loft gives access to the loft. The loft is boarded with light.

Master Bedroom
10'09 x 10'09 (3.28m x 3.28m)
Offering ample space for a king-size bed and further storage furniture, in addition to the already built in, double wardrobes. A window views over the front of the home and a door gives access to the en-suite.

En-suite
4'06 x 6'06 (1.37m x 1.98m)
A spacious room which is currently arranged as a wet room and offers a modern white suite with W.C, corner wash basin and electric shower.
A window looks out over the front of the property.

Bedroom Two
7'11 x 9'09 (2.41m x 2.97m)
Ample space is allowed for a double bed with additional display and storage furniture. A window views out over the rear of the home.

Bedroom Three
7'10 x 7'11 (2.39m x 2.41m)
A generous single bedroom with space for a bed and additional supporting furniture. A window views over the rear garden.

Family Bathroom
6'06 x 6'06 (1.98m x 1.98m)
Fitted with a panel enclosed bath with mixer tap and shower head, pedestal wash basin and W.C. A tiled shelf gives space for additional storage and a window views out over the side of the home.

Front Garden
Arranged with ease of maintenance of mind, the front garden is mainly laid with slate chippings with mature planting and shrubbery.

Rear Garden
Stepping out from the conservatory, the patio gives ample for space for outdoor furniture and pot plants, making it a lovely space to lounge and enjoy the finer months. Stepping stones lead across the lawn with areas of mature planting to the borders. A gate gives side access to the front of the home. The water softener is also placed in a covered store.

Garage and Driveway
The garage can be access via an up and over door from the front, or a pedestrian door from the rear garden. Power and lighting with hand storage to the eaves.
The driveway offers easy parking off-road for two large two vehicles.



You may download, store and use the material for your own personal use and research. you may not republish, retransmit, redistribute or otherwise make the material available to an party or make the same available on any website, online service or bulletin board of your own or of any part or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.







