



St. Catherines Close, Calne
£359,950



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- **No Chain and Vacant Possession!**
- **Quiet Cul-De-Sac Location**
- **Four Double Bedrooms**
- **Driveway Parking For 8 Cars**
- **Four Piece Family Bathroom**
- **Garden Home Office**
- **Downstairs Cloakroom**
- **Gas Central Heating And Double Glazing**



1, St. Catherines Close

Offered with No Chain! Tucked away in a quiet and private cul-de-sac location is this deceptively spacious, four bedroom, semi detached property.

Upon entering the home, you are met with the bright entrance hall, fitted kitchen, downstairs cloakroom and the impressive 26ft long living dining room.

Stairs then rise to the first floor and all four large double bedrooms with a four piece family bathroom to complement.

Externally, the home enjoys a generous and sunny rear garden as well as, easy off-road parking for up to eight cars to the front. A fully powered garden office and integrated garage further complement the property and offer excellent opportunity for additional storage and work spaces.

Double glazing and gas central heating throughout.

Entrance Hall

Upon entry to the home you are met with the spacious hallways with stairs that rise to the first floor and doors leading to the kitchen, dining room and downstairs cloakroom.

Kitchen

13'10 x 10'0 (4.22m x 3.05m)

Fitted with a range of matching wall and base cabinets with plenty of counter space for those who like to cook and entertain. Inset to the cabinetry are the sink and a half with drainer, gas five ring burner, electric double oven, with space allowing for a tall fridge freezer, washing machine and dishwasher. A window views out over the front of the home and a door gives access to the rear garden.

Living Dining Room

26'01 x 16'0 (widening to 18'0) (7.95m x 4.88m (widening to 5.49m))

An impressive space which spans the width of the home, with the slight L shaped configuration creating natural separation between sections and allowing multiple areas for relaxation and entertaining. To one end, dual aspect from two windows fill the room with natural light and space allows for an impressively sized dining table set with chairs. To the other, space currently accommodates multiple sofas with further display and storage furniture. Patio doors open out to the garden and patio area, seamlessly extending the living space in the finer months.

Downstairs Cloakroom

7'06 x 3'03 (2.29m x 0.99m)

Fitted with a wall hung wash basin and W.C.

First Floor Landing

Doors lead to all four double bedrooms and the family bathroom. A loft hatch gives access.

Master Bedroom

14'01 x 12'07 (4.29m x 3.84m)

Ample space allows for a super king size bed, with complementing wardrobes and further display

furniture. A window views out over the rear garden and fills the space with natural light.

Bedroom Two

12'11 x 16'06 (3.94m x 5.03m)

Another spacious double, with room allowing for a king size bed and complementing furniture. An alcove to one end, extends the space and would be perfectly suited for built in storage options. A window views out over the front garden.

Bedroom Three

10'10 13'0 (3.30m 3.96m)

A third double room with space to accommodate a king size bed with further storage and display furniture. A room views out over the rear garden.

Bedroom Four

9'02 x 14'11 (2.79m x 4.55m)

Currently used as an office space, the fourth bedroom still easily accommodates a king size bed with further storage and display furniture. A window views out over the front garden.

Family Bathroom

7'01 9'06 (2.16m 2.90m)

Complementing the first floor is the four piece family bathroom, fitted with a modern white suite consisting of a freestanding bath, enclosed shower, pedestal wash basin and W.C. Tiled walls and chrome, heated towel rail.

Rear Garden

Mainly laid to lawn and planted with a range of mature shrubbery and flowers to the borders, the home enjoys a delightfully sunny garden with southerly aspects throughout.

A patio area expands from the living room doors and leads to the side of the home where the garden office is placed as well as an ornamental fish pond, perfect for Koi Carp and wildlife.

Garden Office

10'09 x 7'06 (3.28m x 2.29m)

Previously used as a home office and an art studio, the garden office fitted with power and light is a great multi purpose space.

Front Garden and Driveway Parking

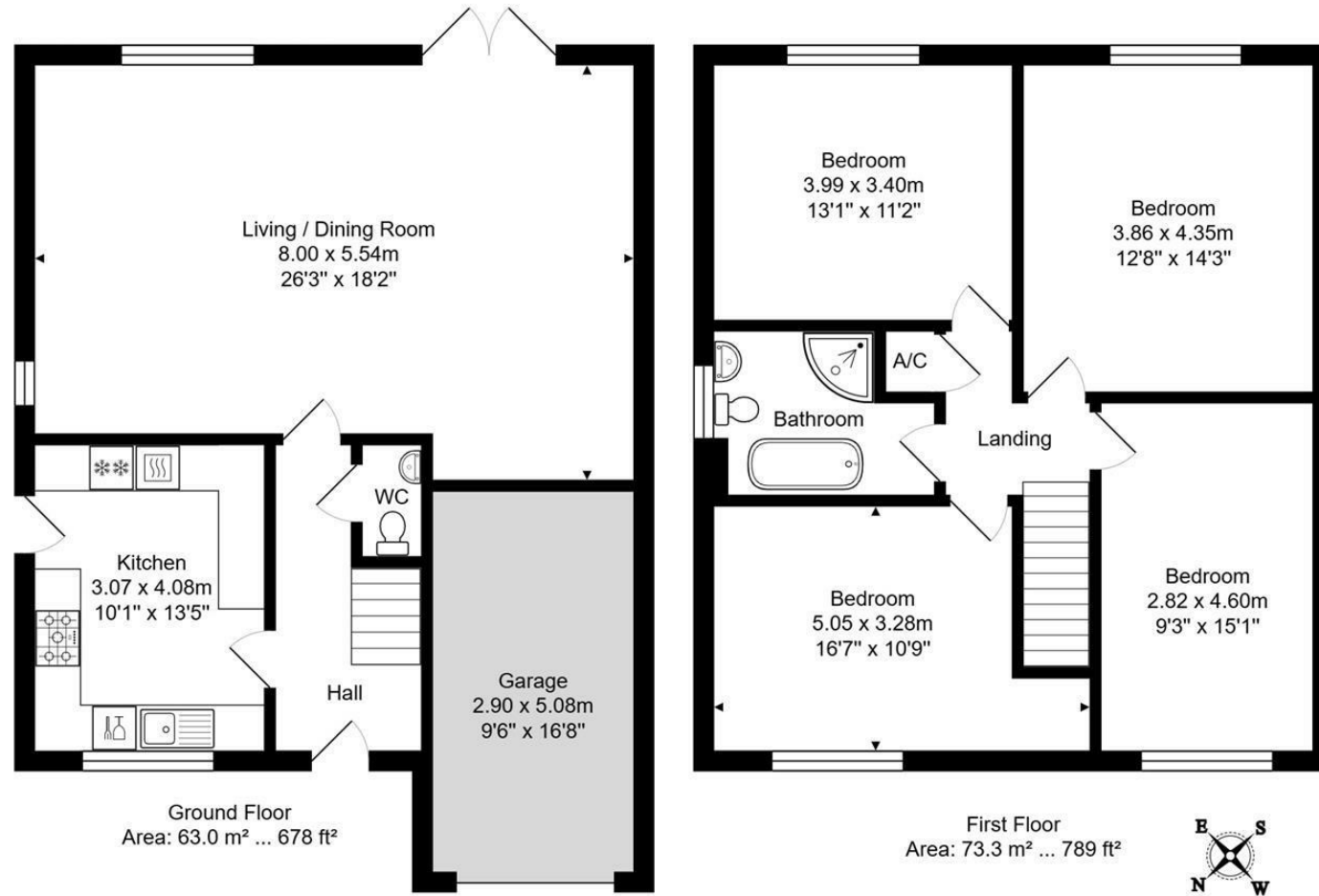
A gravelled driveway to the front of the home easily accommodates up to 8 cars off-road. Arranged with mature ornamental hedging to the borders and with a section allowed for further planting.

Garage

Integrated to the home and fitted with power and lighting. Accessed via an up and over door to the front.







Total Area: 136.3 m² ... 1467 ft² (excluding garage)

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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