



Dakota Drive, Calne
Offers Over £250,000

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- **THREE BEDROOMS**
- **PARKING FOR TWO CARS**
- **SUNNY REAR GARDEN WITH STORAGE SHEDS**
- **SEMI-DETACHED**
- **DOWNSTAIRS CLOAKROOM**
- **EN-SUITE TO PRINCIPAL BEDROOM**
- **FAMILY BATHROOM**
- **SPACIOUS LIVING DINING ROOM**
- **GAS CENTRAL HEATING AND DOUBLE GLAZING**
- **CLOSE TO TOWN AMENITIES AND COUNTRYSIDE**



8, Dakota Drive

NO CHAIN! MOTIVATED SELLER! A well presented three bedroom home built in recent years with the advantage of parking for two vehicles and secure shed parking for a motorbike. 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 southerly aspect and is low maintenance with two paved patios and an artificial lawn, plus two sheds offering excellent storage for bikes or bins. 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 local primary schools and secondary schools. 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, and 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.

LOCATION

The property is positioned on a modern development that has been built in recent years. Ideally placed to the North of the town, the home is in the catchment for multiple primary schools and also a secondary school. The multiple facilities of the town are easily accessed and close by are excellent walking routes, open countryside and access to the 404 cycle route. There is good access to public transport with the 40a/40c bus stops on nearby Hurricane Drive and with easy links to the Calne bypass and town centre.

ENTRANCE HALL

Entry to the home is via a composite front door into the entrance hall. From the hall an open balustrade staircase leads to the first floor and doors give access to the living room, kitchen and the cloakroom. Fitted with carpet and providing space for display furniture.

CLOAKROOM

5'0" x 2'9" (1.52 x 0.84)

A matching white suite consisting of a pedestal water closet and wash basin. There is a window to the front with privacy glass, tiled splash back and vinyl flooring.

LIVING DINING ROOM

15'7" x 13'6" (4.75 x 4.11)

An excellent size which provides natural areas for both lounging and dining. Space allows for large sofas and a moderate dining table with chairs. There is further wall space for additional furniture and access to a large under stairs cupboard. A window and French doors open out to the rear garden patio, expanding the living space in the warmer months. Fitted with carpet,

KITCHEN

11'5" x 8'11" (3.48 x 2.72)

A fitted kitchen comprised of matching wall and floor cabinets with an integrated electric fan oven that has a gas hob and extractor hood. Space allows for a washing machine and a tall fridge freezer, while the dishwasher is included in the sale. The boiler is located here, within a wall cupboard. A stainless steel one and a half sink is positioned beneath a window that views out to the front of the home. Finished with vinyl flooring.

FIRST FLOOR LANDING

Providing access to all the first floor accommodation with fitted carpet and access to the loft space which has a pull-down ladder. There is also an airing cupboard which holds the hot water cylinder.

PRINCIPAL BEDROOM

13'6" x 12'9" (4.11 x 3.89)

A generous principal bedroom which provides space for a king-size bed, bedside tables and further wall space for other furniture. There is a built-in wardrobe above the stairs and a door leading to the en-suite. A window views to the front. Fitted with carpet.

EN SUITE

5'10" x 5'2" (1.78 x 1.57)

A modern suite which has a shower cubicle, water closet and pedestal wash basin. Finished with vinyl flooring, wall tiling and a window to the front with privacy glass.

BEDROOM TWO

9'4" x 8'7" (2.84 x 2.62)

This double bedroom provides space for a double bed, wardrobe and further furniture. A window opens out to the rear. Fitted with carpet

BEDROOM THREE

9'2" x 6'0" (2.79 x 1.83)

A more than ample third bedroom which is currently utilised as an office space but would also make an excellent single bedroom. Fitted with carpet and a window looking out to the rear.

FAMILY BATHROOM

6'4" x 6'3" (1.93 x 1.91)

A modern fitted suite comprising a panel enclosed bath that has a shower mixer tap, a water closet and pedestal wash basin. Finished with wall tiling, vinyl flooring and a window to the side with privacy glass.

REAR GARDEN

With a southerly aspect, the rear garden is a lovely, easy maintenance space to enjoy the sunshine. There is a shaped artificial lawn and two paved patio areas, perfect for al fresco dining and relaxation. There is a timber storage shed and gated side access which leads to a further shed with excellent storage possibilities and includes power, light, a work bench and motorbike anchor.

PARKING

To the front of the home is private off-street parking for two vehicles.

SERVICES

All mains services are connected

Council Tax Band C.

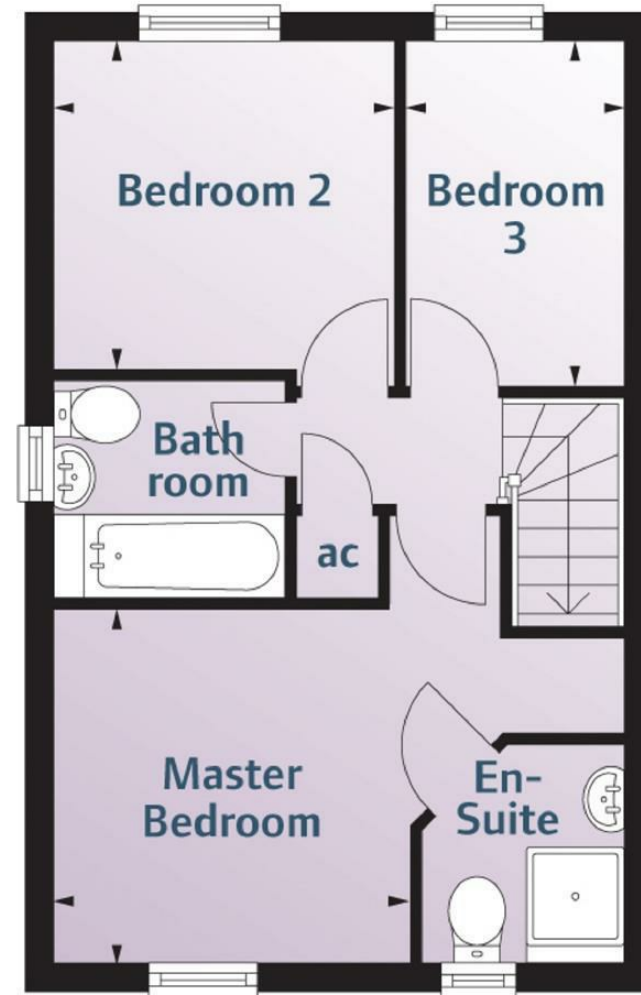
All residents pay a service charge for the upkeep of the common areas of the development. Please contact Butfield Breach for more information.







Ground Floor



First Floor

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

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