

# Salmons Leap, Calne

## £525,000

Butfield Breach

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- EXECUTIVE STYLE DETACHED HOME
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- DOUBLE GARAGE & PRIVATE DRIVEWAY
- FIVE DOUBLE BEDROOMS
- DOWNSTAIRS STUDY & SNUG
- CONSERVATORY
- LIVING DINING KITCHEN
- UTILITY ROOM
- TWO EN-SUITES & FAMILY BATHROOM
- ELECTRIC CAR CHARGING PORT







## 11, Salmons Leap

An executive-style detached five double bedroom family home, occupying a corner plot within an exclusive private cul-de-sac, with a double garage, electric car charging port and parking for four vehicles.

The impressive entrance hall provides a welcoming first impression and leads to generous ground floor accommodation, including a study, dining/family room, living room with French doors opening into the conservatory, utility room and a superb living/dining kitchen. To the first floor are five well-proportioned double bedrooms, two of which benefit from en-suite facilities, together with a family bathroom. Outside, the property enjoys a private rear garden with established planting, a flat lawn and a dedicated area for alfresco dining.

## The Home

Privately tucked away, this impressive home is situated in a private cul-de-sac of just a few executive-style residences. The plot itself is generous with a large stone-walled driveway with double garage, front and rear gardens and great overall privacy.

Outlined in further detail as follows:

### Entrance Hall
**15 x 14'7 (4.57m x 4.45m)**

Upon entering the home through the newly fitted front door, you are welcomed by an impressive and spacious entrance hall, centrally positioned to provide access to all of the downstairs accommodation. The area has also been enhanced with recently fitted Amtico flooring, creating a stylish and welcoming first impression.

### Kitchen Dining Room
**22'6 x 15'9 (6.86m x 4.80m)**

An expansive open-plan kitchen and dining space forms the true social hub of the home, offering versatile space for everyday family life. The generous proportions allow for clearly defined areas for cooking, dining and relaxing, with ample room for a dining table and chairs, comfortable sofas and additional furnishings.

The kitchen is fitted with an attractive range of wall and floor cabinetry, complemented by contrasting dark work surfaces. A large peninsula unit with breakfast bar creates a natural divide between the kitchen and dining area, while providing an ideal spot for bar stools and casual dining. The kitchen is well equipped with a large range-style cooker, stainless-steel extractor hood, inset stainless-steel sink and drainer, and space for a freestanding fridge freezer. A generous rear-facing window provides an outlook over the garden and fills the kitchen with natural light.

The dining and seating area benefits from two further windows, while glazed French doors, set within a bay, open directly onto the rear patio.

### Utility Room
**7'1 x 6'3 (2.16m x 1.91m)**

Fitted with an Inset sink and drainer with further worktop over, space and plumbing for a washing machine and a dryer. Wall-mounted combi boiler. Side access door to the driveway.

### Living Room
**19'2 x 12 (5.84m x 3.66m)**

A generously proportioned living room with French doors that open into the conservatory, leading to the rear garden. Space allows for multiple sofas around a Electric Coal Effec Fire with a stone surround. Further space allows for display and storage furniture. Finished with a side window allowing extra light and carpeted flooring.

### Conservatory
**10'7 x 8'9 (3.23m x 2.67m)**

A bright vaulted conservatory overlooking the rear garden, with space for comfortable seating and direct access to the garden. Tiled flooring completes this versatile and relaxing space.

### Family Room
**12 x 11'9 (3.66m x 3.58m)**

An excellent additional reception room, designed to be a formal dining space but currently used by the owners as a cosy and inviting snug. This versatile space offers plenty of potential for a variety of uses, whether as a family room, playroom or simply a quiet space in which to relax and unwind.

### Study
**10'10 x 7'3 (3.30m x 2.21m)**

With a window looking out over the front of the home, this room allows space for a desk and display furniture. Fitted with carpet.

### First Floor Gallery Landing

A spacious landing with doors opening to all bedrooms and the family bathroom. There is also a double-door airing cupboard and Loft access.

### Bedroom One
**15'9 x 12'6 (4.80m x 3.81m)**

A generous principal bedroom, allowing plenty of space for a super king-size bed, bedside tables, and further bedroom furniture. There is a full bank of fitted wardrobes and a door leading to the en-suite.

### En-suite
**9'2 x 6'1 (2.79m x 1.85m)**

Water closet, pedistal wash basin and shower cubicle.

### Bedroom Two
**15 x 10'1 (4.57m x 3.07m)**

Bedroom two is positioned at the rear of the home, allowing space for a king-size bed and further bedroom furniture. A door opens to the en-suite.

### En-suite
**7'6 x 4'4 (2.29m x 1.32m)**

Water closet, pedistal wash basin and shower cubicle.

### Bedroom Three
**10'2 x 9'9 (3.10m x 2.97m)**

A window views out to the rear. There is room for a double bed and extra furniture.

### Bedroom Four
**9'9 x 8'7 (2.97m x 2.62m)**

Positioned at the front of the home with space for a double bed, side tables and further bedroom storage furniture.

### Bedroom Five
**12 x 10'4 (3.66m x 3.15m)**

The final bedroom can also easily accommodate a double bed. A window opens to the front of the home.

### Family Bathroom
**9'9 x 7'3 (2.97m x 2.21m)**

A white suite family bathroom comprising a wash basin, water closet and a panel-enclosed bath with a hand-held shower head.

### Externals

Outlined in further detail:

### Rear Garden

The rear garden is a particular delight, featuring a generous level lawn bordered by mature shrubs and established planting, creating a good degree of privacy. A shingled area provides the perfect space for alfresco dining, while a side gate gives convenient access to the driveway. There is good side space to either side of the home for further storage opportunities.

### Double Garage
**16'11" x 16'9" (5.18m x 5.11m)**

A double garage accessed via two up-and-over doors to the front or a pedestrian door to the side from the garden. With power and light. In front, the tarmac driveway allows for four vehicles.

### Property Information

Council Tax Band F

Freehold

Mains Electricity, Gas, Water & Drainage

Gas Central Heating











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.
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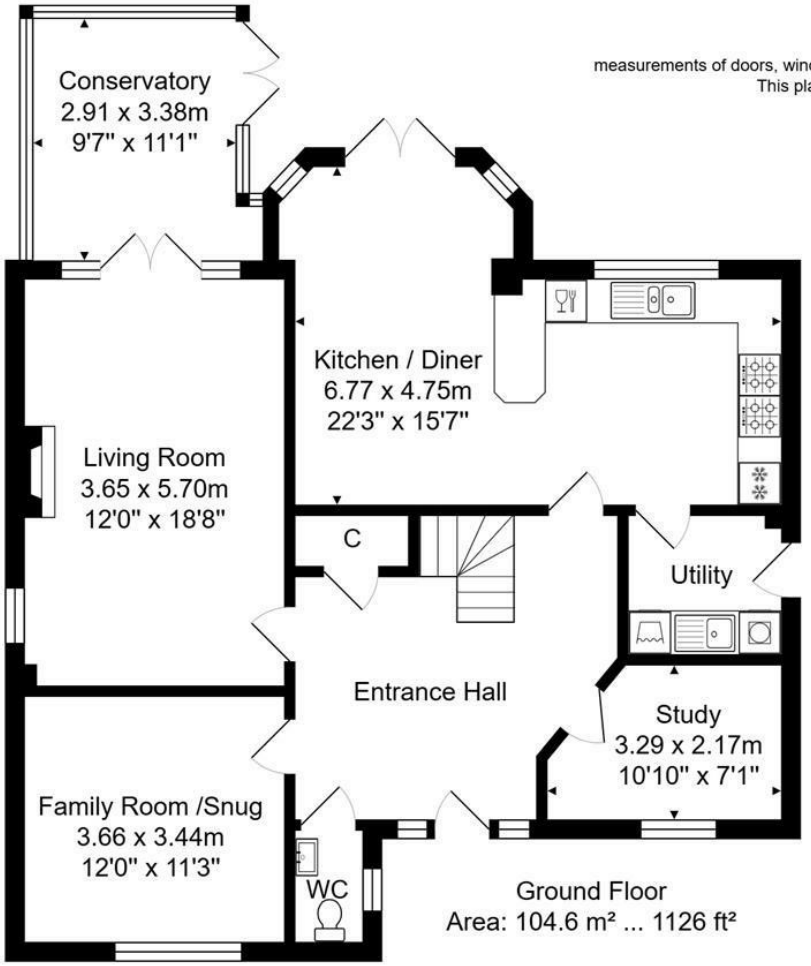
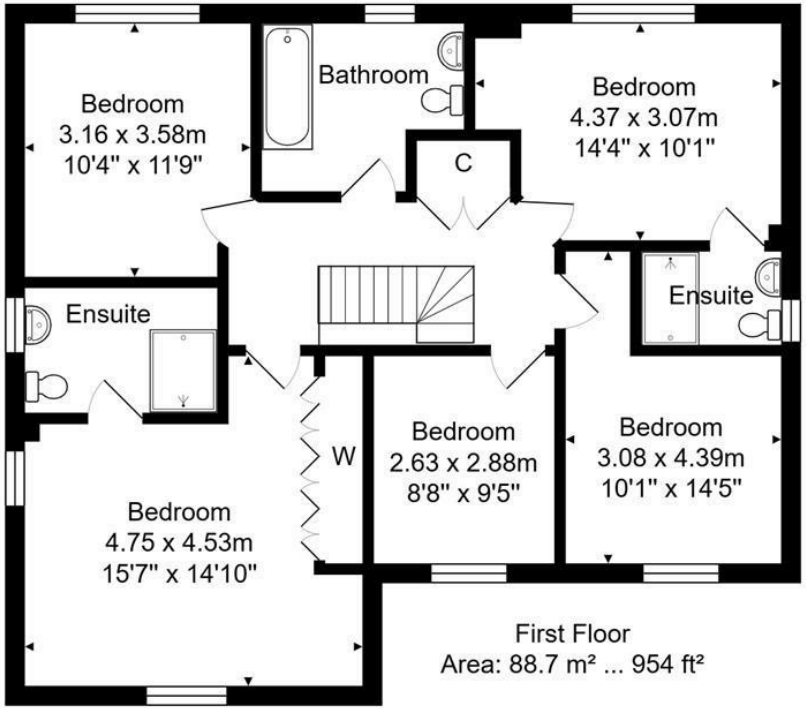
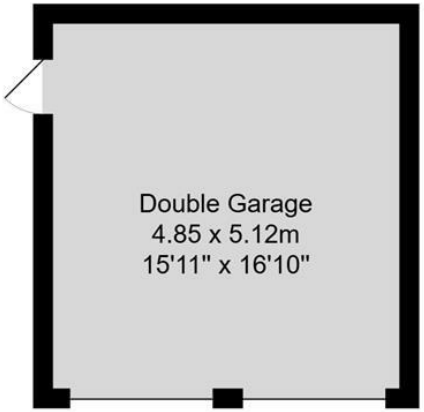
Total Area: 193.2 m² ... 2080 ft² (excluding double garage)




Ground Floor
Area: 104.6 m² ... 1126 ft²




First Floor
Area: 88.7 m² ... 954 ft²




Double Garage (not in location)
Area: 24.9 m² ... 268 ft²




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

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