

Hurricane Drive, Calne

£370,000

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New Price! No Chain! Modern Four-Bedroom Detached Home with Generous Garden and Spacious Garage.

A modern four-bedroom detached family home offers spacious living accommodation in a newly developed location. Boasting an enclosed rear garden, a larger-than-average garage, and private driveway parking to the side. The ground floor comprises a welcoming entrance hall with a cloakroom, a generous living room with a feature bay window, and an impressive open-plan family dining kitchen with a breakfast island and a utility cupboard. Upstairs, the first floor provides four well-proportioned bedrooms and a family bathroom. The master bedroom benefits from an en-suite shower room for added convenience.

The rear garden features a flat lawn and decking while enjoying a sunny aspect, making it ideal for outdoor dining, relaxing, or entertaining during warmer months. Additional features include gas central heating and double glazing throughout.







Location
Placed on the Rushes development which has been built in recent years. The home is placed just to the north of the centre of Calne. The area is serviced well with buses and shopping having a Spar and the Tesco superstore within easy reach and multiple facilities in Calne centre.

The Home
Outlined in further detail as follows;

Entrance Hallway
Upon entry to the home, the entrance hall leads to the living room, cloakroom, dining kitchen and stairs rise to the first floor landing. There is a storage cupboard located beneath the stairs.

Cloakroom
The cloakroom comprises of a wash basin and water closet. A window opens to the side of the home.

Living Room
16'4 x 11'10 (4.98m x 3.61m)
The living room is placed to the front of the home with a bay window looking out over the front garden. The room will allow for multiple sofas and further living room furniture.

Dining Kitchen
19 x 12'2 (5.79m x 3.71m)
A stylish and practical central hub of the home, this modern dining kitchen offers excellent space for everyday living and entertaining. It features sleek white wall and base units with under-counter lighting, a tiled splashback, and a central island with breakfast bar. There's also a dedicated space for a dining table and chairs.
Integrated appliances include a fridge freezer, dishwasher, chest-height electric oven, and gas hob. An inset sink-and-a-half with drainer sits beneath a window overlooking the rear garden, while French doors provide direct access and plenty of natural light.

Utility Cupboard
A handy utility cupboard with space and plumbing for a washing machine. There is a base unit, worktop and there is a unit housing the boiler.

First Floor Landing
The first floor landing leads to the family bathroom and all four bedrooms. Doors give access to a storage cupboard. Loft access.

Principal Bedroom
11'9 x 10 (3.58m x 3.05m)
The main bedroom will allow for a super king size bed and further bedroom furniture. There is the added benefit of built-in wardrobes. A door leads to the en-suite.

En-suite
The master en-suite comprises of a wash basin, water closet and shower cubicle. Tiled finishes.

Bedroom Two
8'10 x 8'4 (2.69m x 2.54m)
Bedroom two will allow for a king size bed and further bedroom furniture. This bedroom also benefits from built in wardrobes.

Bedroom Three
10'11 x 10'4 (3.33m x 3.15m)
Bedroom will allow for a double bed and further bedroom furniture. A window views out over the rear garden.

Bedroom Four
8'7 x 7'5 (2.62m x 2.26m)
Bedroom four could accommodate a small double however, is best suited for a large single bed or home office.

Family Bathroom
The family bathroom comprises a wash basin, water closet, and panel-enclosed bath with a shower and a folding glass screen.

Externals
Outlined in further detail as follows:

Garden
The property benefits from a well-maintained, flat lawned garden, offering a perfect space for relaxation or outdoor entertaining. A decking area is positioned directly adjacent to the patio doors, creating a seamless transition from indoor to outdoor living. The garden is fully enclosed, and a gate offers convenient access to the side driveway.

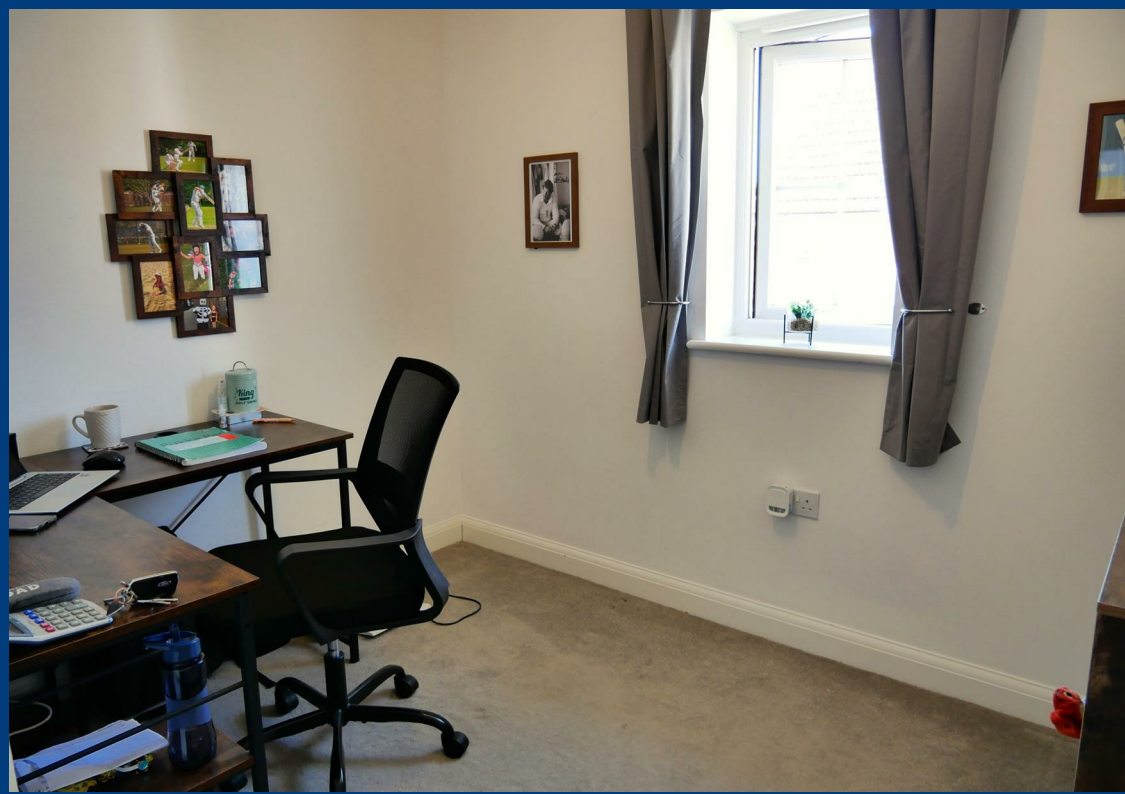
Garage & Parking
A larger than average single garage accessed via an up-and-over door to the front. There is power and light, and loft storage. A drive allows off-road parking for multiple vehicles.

Calne
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 primary schools and a secondary school, Kingsbury Green Academy. 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, as well as 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.



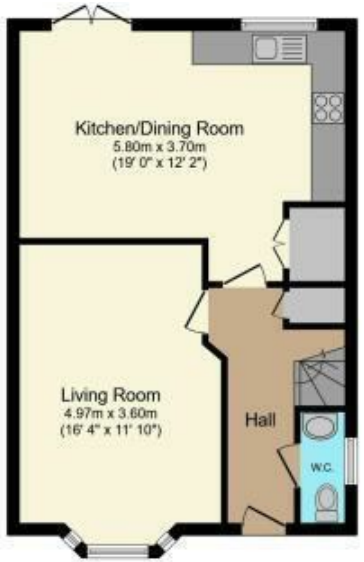








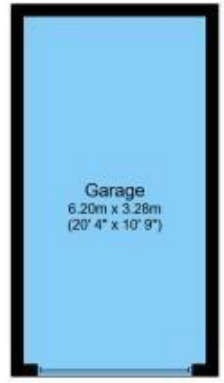




Ground Floor



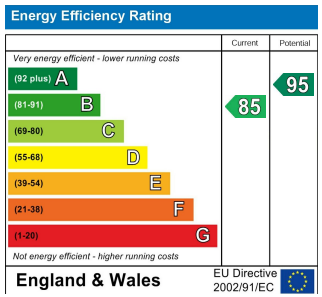
First Floor



Garage

Total floor area 122.6 m² (1,319 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



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

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