



Hurricane Drive, Calne
£395,000



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- FOUR BEDROOM
- DETACHED
- EN-SUITE
- GARAGE
- CLOAKROOM
- GARDEN
- PARKING
- DINING KITCHEN



61, Hurricane Drive

A well-presented modern four-bedroom detached home, featuring a landscaped rear garden, a larger-than-average garage and private driveway parking to the front.

Internally, the ground floor comprises a cloakroom, a generous living room with a bay window, and an impressive modern family dining kitchen with a useful utility cupboard. To the first floor, there is a contemporary family bathroom and four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room.

Externally, the fully enclosed rear garden enjoys a sunny aspect, making it an ideal space for outdoor dining, entertaining and relaxing during the warmer months. The property further benefits from gas central heating and double glazing throughout.

LOCATION

Placed on the Rushes development which has been built in recent years, the home is located just to the north of the centre of Calne and all its amenities. The area is serviced well for shopping having the Tesco and Lidl superstores within easy reach. Close by is open countryside, with excellent walking routes and access to the 404 cycle route. There is good access to public transport with the 40a/40c bus service on the doorstep and easy links to the Calne bypass and town centre.

THE HOME

Outlined in further detail as follows:

ENTRANCE HALL

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. Tiled flooring

CLOAKROOM

7'0" x 2'10" (2.13 x 0.86)

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

LIVING ROOM

18'1" x 11'10" (5.51 x 3.61)

The living room is placed at the front of the home with a bay window fitted with bespoke shutters looking out over the front garden. The room will accommodate multiple sofas and additional living room furniture arranged around the modern feature wall-mounted electric flame effect fire. Fitted with carpet.

LIVING DINING KITCHEN

19'2" x 14'7" (5.84 x 4.45)

A fantastic central hub of the home, the dining kitchen offers both style and practicality. Designed with everyday living and entertaining in mind, it features a marble top kitchen island/breakfast bar with extra built-in cupboards and drawers. Alongside a natural dining area with ample space for a table and chairs.

The kitchen is fitted with a range of wall and base units, complemented by an integrated dishwasher, upgraded electric oven and induction hob. Positioned beneath a rear-facing window overlooking the garden, the inset one-and-a-half bowl sink with drainer adds both convenience and natural light to the space. There is also room for an American-style fridge freezer. French doors provide direct access to the rear garden, creating a seamless indoor-outdoor flow. Tiled flooring.

UTILITY CUPBOARD

A handy utility cupboard with space and plumbing for a washing machine. There is a base unit with a worktop over 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

11'8" x 10'1" (3.56 x 3.07)

The principal bedroom is a generous size, with the added benefit of built-in wardrobes. A window fitted with bespoke shutters views out over the front aspect. Carpeted flooring. A door leads to the en-suite.

PRINCIPAL EN-SUITE

7'0" x 5'10" (2.13 x 1.78)

The principal en-suite comprises a wash basin, WC and shower cubicle. Tiled finishes.

BEDROOM TWO

10'10" x 8'5" (3.30 x 2.57)

This bedroom also benefits from built-in wardrobes. A window views over the rear garden. Fitted with carpet.

BEDROOM THREE

8'6" x 7'4" (2.59 x 2.24)

A window views out over the rear garden. Carpeted.

BEDROOM FOUR

8'9" x 7'0" (2.67 x 2.13)

Fitted with carpet and with a window that views to the front aspect, again fitted with bespoke white shutters.

FAMILY BATHROOM

7'1" x 5'7" (2.16 x 1.70)

The family bathroom is fitted with a wash basin, WC and a bath with shower over and glass screen. A window with privacy glass opens to the side of the home.

EXTERNAL

Outlined as follows:

FRONT GARDEN

The front garden is mainly laid to decorative shingle with a stunning thotiana tree at its centre. There is a planted border under the bay window and a path leading to the front door.

REAR GARDEN

The rear garden enjoys a southerly aspect and is fully enclosed with a side gate for access to the driveway. The garden has been landscaped to offer a decked area ideal for lounging, dining and entertaining. Beyond the deck, the garden is mainly laid to lawn with mature shrubs and flower beds to the borders. Behind the garage is a large storage shed with power.

PARKING

A drive at the side of the home allows off road parking for multiple vehicles in tandem.

GARAGE

A larger than average single garage accessed via an up and over door to the front. There is power and light and loft storage.

PROPERTY INFORMATION

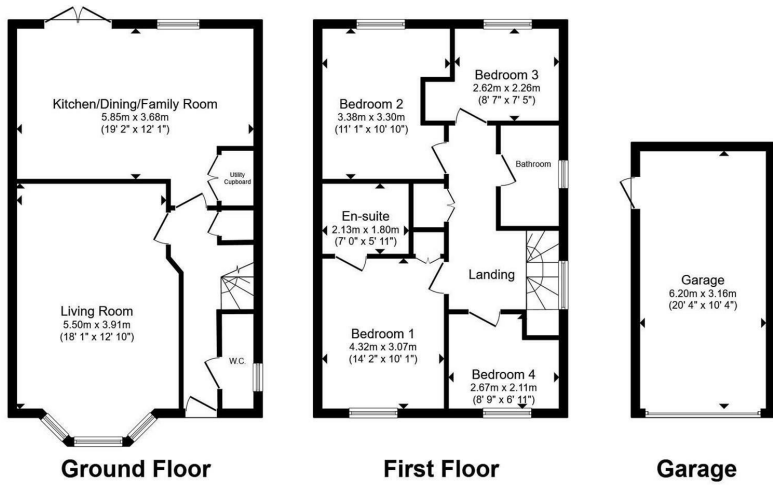
The home contributes a service charge towards the upkeep of the common areas.

Council Tax: E

All mains services are connected.







Total floor area 128.7 m² (1,385 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). Powered by www.propertybox.io



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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