



Red Kite Close, Calne

Calne

Guide Price
£775,000

Bedrooms: 5 | Bathrooms: 3 | Receptions: 3

Welcome to Red Kite Close, an exceptional five bedroom detached residence, enviably positioned within the highly regarded Alexandra Gate development on the entrance to Calne. Presented in pristine, never-occupied condition, the property is still in show home condition throughout. Offering generous and beautifully proportioned accommodation throughout, this family home must be viewed to be fully appreciated.

The Property -

Paved slabs leads to a short flight of steps with smart black metal railings, ascending to an attractive storm porch with integrated lighting. The entrance is framed by a UPVC front door with frosted glazed side panels, opening into a spacious entrance hall which provides access to all ground floor rooms and staircase to the first floor.

The living room is of generous size, with dual aspects that provide plenty of natural light and views over the surrounding green spaces. A further reception room on the ground floor offers excellent versatility, lending itself equally well to use as a private study, drawing room, snug, or playroom.

The home of the house is the magnificent open plan kitchen, dining, and family room, spanning the full width of the rear elevation. The kitchen is appointed with an extensive range of wall and base units, complemented by integrated appliances including a dishwasher, stainless steel sink, gas hob with extractor, twin Smeg ovens, and fridge/freezer. The adjoining living and dining areas provide great flexibility, with twin sets of French doors opening onto the rear garden.

A separate utility room provides additional storage, a stainless steel sink and space for laundry appliances, with a pedestrian door leading to the driveway. Adjacent cloakroom with WC and basin.

The first floor comprises five good sized bedrooms, four of which are generous doubles. Two bedrooms benefit from stylish en-suite shower rooms, while the principle bedroom benefits from being situated at the front of the property, with attractive views over the adjoining green spaces and fitted wardrobes. Seperate family bathroom with beautilf four piece suite.

The Grounds -

The enclosed rear garden is predominantly laid to lawn, complemented by a discreet patio area accessed directly from the French doors. It presents an ideal canvas for bespoke landscaping according to personal taste. To the side of the property, a substantial double driveway provides ample parking for several vehicles and leads to a detached double garage equipped with both power and lighting.

Property Information -

Solar Panels

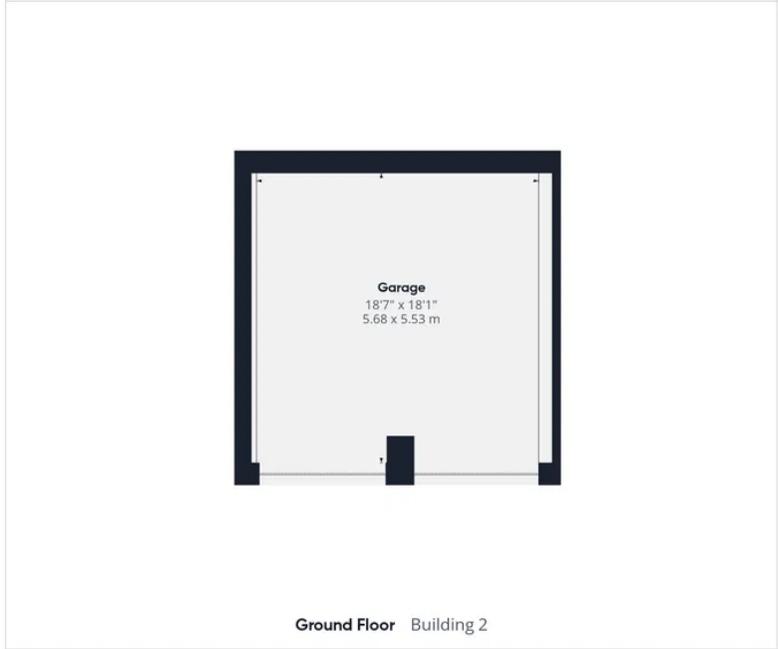
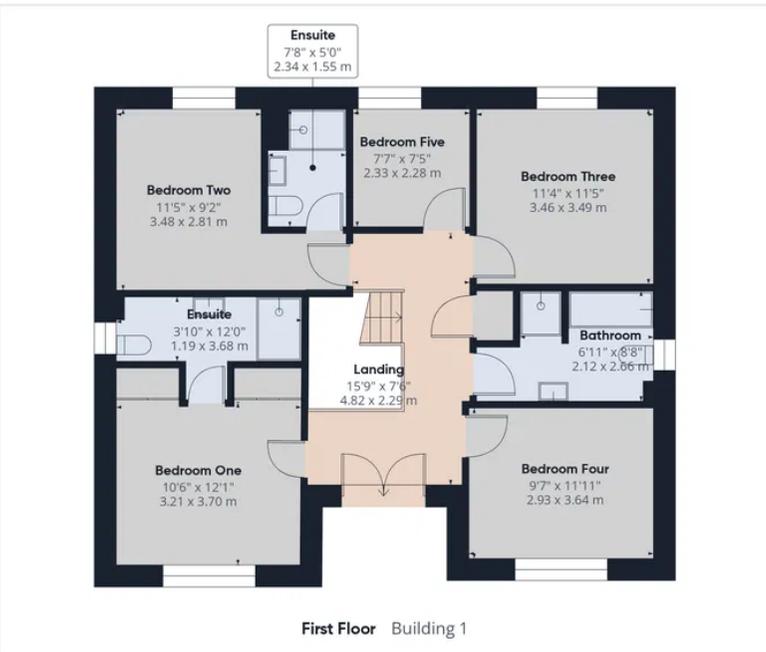
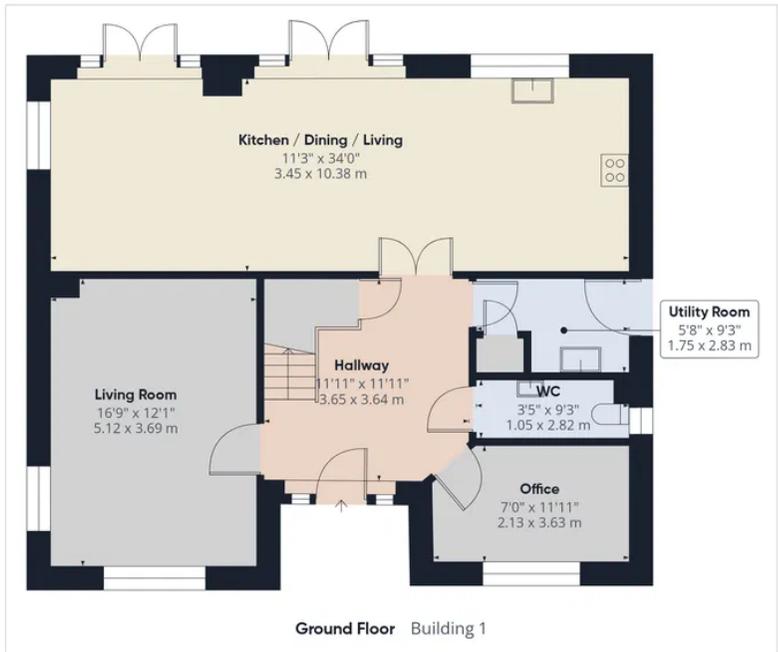
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band (TBC)

Tenure - Freehold - 12 Months Service Charge £ 499.80







Approximate total area⁽¹⁾
 2106 ft²
 195.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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