

Clover Grove, Calne

£300,000

Butfield Breach

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A three bedroom semi-detached home with a lovely fitted dining kitchen and parking off-road for two vehicles- side by side. Built in recent years the home is filled with quality and has a very generous living room that opens onto an enclosed rear garden. The garden has been carefully planned for ease of maintenance and with relaxation plus entertaining in mind. The first floor has three bedrooms that are complemented by a bathroom and an en-suite to the master bedroom. The ground floor also has a hall and the bonus of a guest cloakroom. There is gas central heating and double glazing. The home is positioned in a cul-de sac location and is well placed for access to amenities and within walking distance of countryside.







LOCATION
The property is placed to the North of the centre of Calne in a residential estate developed in recent years. The development has numerous green spaces and is on the edge of countryside that offer idyllic country walks. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops on Church Street and the River Marden. Calne is the home of the Wiltshire Cure (Wiltshire Ham and Bacon) and key in the Discovery of Oxygen.

TOWN FACILITIES
The property offers a gentle walk to medical centres and pharmacies. Calne centre offers two Supermarkets, a good selection of shops, restaurants and eateries. On the southern and northern edges are two leisure centres with one having a swimming pool. The northern sector also has a large Tesco Supermarket and a Lidl that is a gentle walk from the home.. There are a number of primary schools within easy access and the town has a secondary school.

ACCESS & AREAS CLOSE BY
Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. The A4 offers routes westerly to Bowood/Derry Hill, Chippenham, Bath and the M4 westbound. To the the north is Lyneham, Royal Wootton Basset, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.
On the doorstep is the No 55 Bus offers a regular service connecting the train stations of Chippenham and Swindon plus taking in the villages in-between.

ENTRANCE HALL
Stairs rise to the first floor. Doors give access to the living room, dining kitchen and guest cloakroom.

GUEST CLOAKROOM
5'6 x 3'2 (1.68m x 0.97m)
Water closet and a wash basin.

DINING KITCHEN
14'3 x 10'3 (4.34m x 3.12m)
A window views out to the front. The room is arranged to offer a space for a dining table and chairs.
There is a selection of fitted wall and floor cabinets with work surfaces and under cabinet lighting. Plumbed for a washing machine. Integrated dish washer and fridge freezer. Inset oven, hob and hood over. Inset one and a half sink and drainer.



LIVING ROOM
17'3 x 12' (5.26m x 3.66m)
A sizeable living space with room for a number of sofas and extra items of large living room furniture. Walk-in store cupboard.
Two windows look out onto the rear garden. French doors open onto the rear patio and expand living and entertaining space in fine weather.

FIRST FLOOR LANDING
Doors give access to the bedrooms and to the main bathroom.

MASTER BEDROOM
10' x 9'7 (3.05m x 2.92m)
A window views out to the front. There is a recessed wardrobe. There is room for a large double bed and extra furniture. Door to the master en-suite.

MASTER EN-SUITE
6'2 x 5'10 (1.88m x 1.78m)
Chrome towel rail radiator, shaver point and an extractor fan. Tile finishes. Shower cubicle, water closet and a pedestal wash basin.

BEDROOM TWO
10' x 10' (3.05m x 3.05m)
A window offers a lovely view out over the rear garden. There is room for a double bed plus extra furnishing.

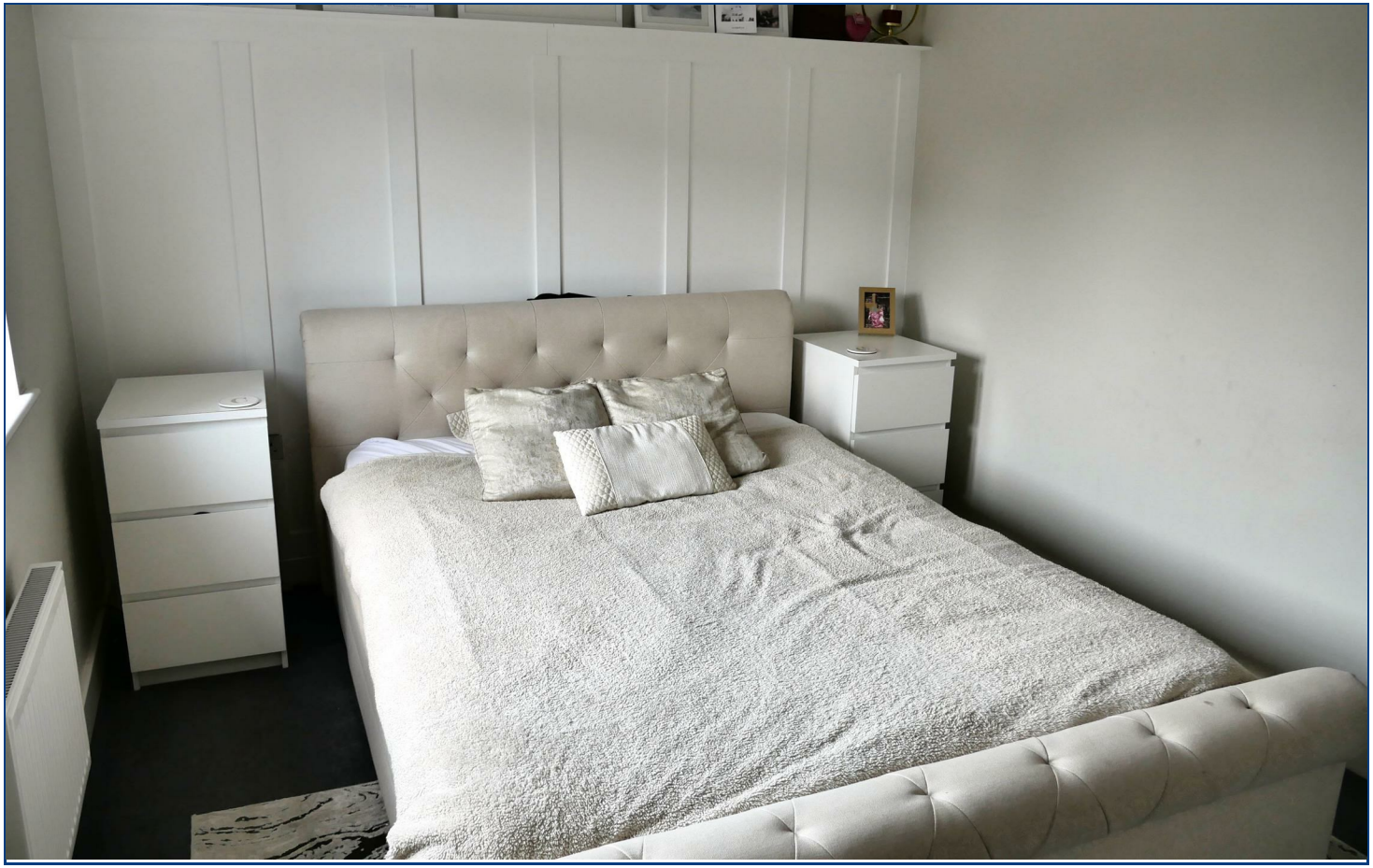
BEDROOM THREE
10'10 x 7' (3.30m x 2.13m)
This room is a very generous single in size and would make a wonderful study/office or hobby room. A window offers a view out over the rear garden.

BATHROOM
7'5 x 6'5 (2.26m x 1.96m)
The suite offers you a water closet, pedestal wash basin and a panel enclosed bath with mixer tap and shower attachment. Tile floor and tile finishes. Chrome towel rail radiator, shaver point and an extractor fan.

TWO CAR DRIVE
In front of the home is a drive that can accommodate tw cars to park side by side.

REAR ENCLOSED GARDEN
Organised in three sections the garden has been planned with ease of maintenance in mind. Across the rear of the home is a generous patio area that is perfect for outside dining and entertaining. Centrally is a artificial lawn that gives you a lounging/recreation area.
Screened by sleeper raised flower beds is an end patio Area offering a lovely retreat. Here there is space for further seating.

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