



Morgans Road, Calne SN11 0FH

Welcome to

Morgans Road, Calne

Immaculately presented throughout, this exceptional four-bedroom detached home is tucked away in a peaceful location. Offering a spacious lounge, stylish kitchen/dining room, study, utility room, two en-suites, double garage, landscaped garden and ample parking, it's the perfect family home.

Entrance Porch

Entrance to this stunning four-bedroom detached family home is gained via steps leading to a storm porch-covered entrance, with the front door opening into a welcoming entrance hall, setting the tone for the spacious and beautifully presented accommodation beyond.

Entrance Hall

The welcoming entrance hall provides access to the lounge, study and kitchen/dining room, while an elegant staircase rises to the first floor. Additional features include a useful understairs storage cupboard, a window to the front aspect allowing natural light to flood the space, and stylish tiled flooring that continues the home's high-quality finish.

Cloakroom

The ground floor cloakroom is fitted with a low-level WC and wash hand basin. Finished with tiled flooring and inset spotlights, this useful space provides added convenience for family living and visiting guests.

Lounge

The generous dual-aspect lounge is a wonderful space for relaxing and entertaining, featuring a striking floating fireplace that creates an attractive focal point. A window to the front aspect and patio doors opening onto the rear garden allow plenty of natural light to fill the room, while the spacious layout easily accommodates a range of lounge furniture, making it the perfect place to unwind at the end of the day.

Study

The study is a versatile and well-proportioned room, benefiting from a window to the front aspect and an attractive bay window to the side aspect, allowing natural light to flood the space. Offering excellent flexibility, it could be utilised as a home office, playroom, hobby room, snug or even a second sitting room to suit a variety of lifestyles.

Kitchen Area

The impressive kitchen has been thoughtfully designed to combine style and practicality, featuring an extensive range of contemporary wall and base units topped with luxurious granite work surfaces. Integrated appliances include a dishwasher, fridge/freezer, double oven and hob with extractor hood over. A window to the side aspect provides natural light, while the tiled flooring enhances the sleek finish. Offering ample storage and preparation space, this superb kitchen is perfectly suited to both everyday family life and entertaining.

Dining Area

The dining room is conveniently accessed from the kitchen, creating an excellent flow for both family life and entertaining. Enjoying a window to the side aspect and patio doors opening onto the rear garden, the room is filled with natural light. Offering ample space for a large dining table and chairs, it provides the perfect setting for everyday meals, family gatherings and formal occasions alike.

Utility Room

The useful utility room continues the high standard found throughout the home, fitted with a range of wall and base units providing additional storage and worktop space. There is a sink with mixer tap, plumbing for a washing machine and further space for a tumble dryer. A door leads directly to the rear garden, making this a practical space for everyday family living.

Landing

Stairs rise from the entrance hall to a spacious first-floor landing, enhanced by an attractive open balustrade that creates a bright and airy feel. The landing provides access to all four bedrooms and the family bathroom and benefits from a window to the front aspect, allowing for plenty of natural light. There is also a useful airing cupboard, offering additional storage space.





Bedroom One

The principal bedroom is a spacious and inviting retreat, benefiting from dual-aspect windows to either side that allow an abundance of natural light to flood the room. Featuring two fitted double wardrobes and ample space for a range of bedroom furniture, this impressive bedroom provides a comfortable and relaxing sanctuary.

En-Suite

The fully tiled en-suite is beautifully appointed and comprises a low-level WC, vanity wash hand basin with storage below, and a walk-in shower. An obscure window to the side aspect provides natural light and ventilation, while inset spotlights and a chrome heated towel rail complete this stylish and contemporary space.

Bedroom Two

The second bedroom is generously proportioned and benefits from a range of built-in storage, including two double wardrobes and an additional single wardrobe. A window to the rear aspect enjoys views over the garden, while the spacious layout provides ample room for further bedroom furniture, making this an excellent guest or family bedroom.

En-Suite

The second en-suite is a practical addition to the home, comprising a low-level WC, wash hand basin and double shower cubicle. Finished with tiled flooring and a chrome heated towel rail, this well-appointed space offers both comfort and convenience for family members or guests.

Bedroom Three

The third bedroom is a well-proportioned double room, enjoying a window to the front aspect that allows plenty of natural light. Offering ample space for a bed and additional bedroom furniture, it provides comfortable and versatile accommodation for family members or guests.

Bedroom Four

The fourth bedroom is another generously sized and versatile room, benefiting from a window to the front aspect that provides plenty of natural light. Offering ample space for bedroom furniture, this flexible room could easily serve as a children's bedroom, playroom, home office or hobby room, catering to a variety of family needs.

Family Bathroom

The family bathroom is well appointed and comprises a low-level WC, vanity wash hand basin with storage below, and a bath with shower over. An obscure window to the rear aspect provides natural light and ventilation, while tiled flooring and a chrome heated towel rail complete this attractive and practical family bathroom.

Front Garden

The property enjoys an attractive approach, complemented by low-level hedging and a selection of mature shrubs and flowering plants that create a welcoming first impression. The front garden has been thoughtfully landscaped, enhancing the home's kerb appeal while providing an attractive setting for this impressive family residence.

Rear Garden

The rear garden has been beautifully landscaped to create an inviting outdoor space, perfect for both relaxation and entertaining. A generous seating area provides the ideal spot for al fresco dining or enjoying an evening drink during the warmer months. The garden is predominantly laid to lawn and complemented by a gravel pathway and well-stocked flower borders, adding colour and interest throughout the seasons. Enjoying a good degree of privacy, it offers plenty of space for children to play and for family and friends to gather and enjoy the outdoors.

Double Garage

The property further benefits from a spacious double garage, fitted with an up and over door and providing excellent storage or secure parking. Ideal for those requiring additional space, the garage offers versatility for use as a workshop, home gym or for general household storage.

Parking

The property benefits from a generous driveway to the front, providing ample off-road parking for multiple vehicles. Complemented by attractive planting and a well-maintained frontage, the driveway offers both practicality and excellent kerb appeal, creating a welcoming approach to this impressive family home.



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Welcome to

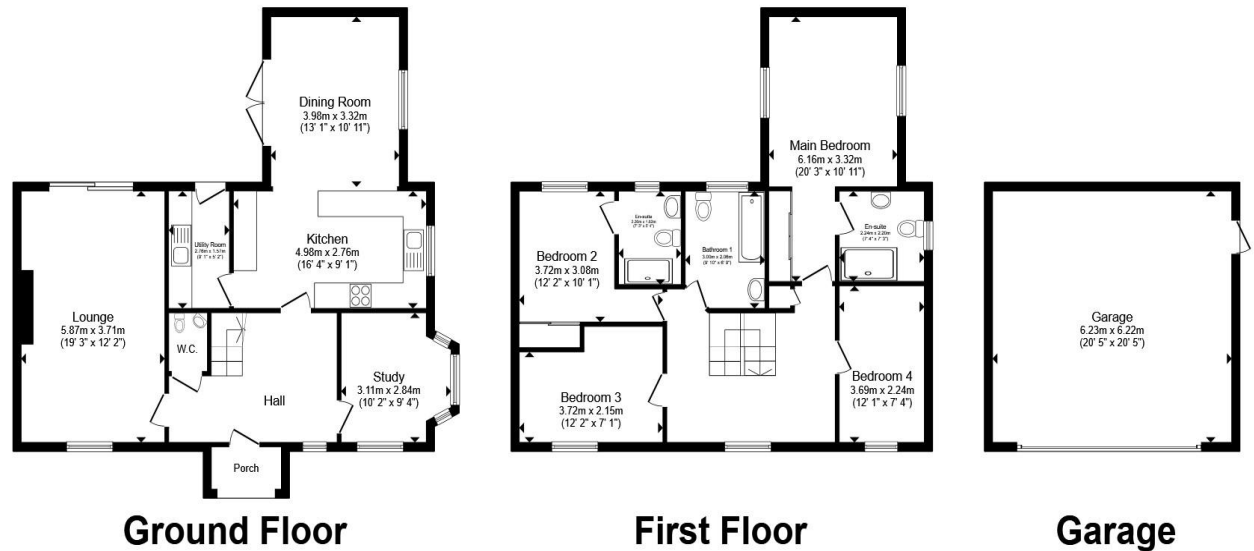
Morgans Road, Calne

- Stunning Four Bedroom Detached Family Home
- Desirable Residential Location
- Spacious Lounge and Stylish Kitchen/Dining Room
- Two En-Suite Bedrooms Plus Family Bathroom
- Double Garage and Driveway Parking

Tenure: Freehold EPC Rating: B

Council Tax Band: F

£600,000



Total floor area 190.4 m² (2,050 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

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CLN110025 - 0002

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