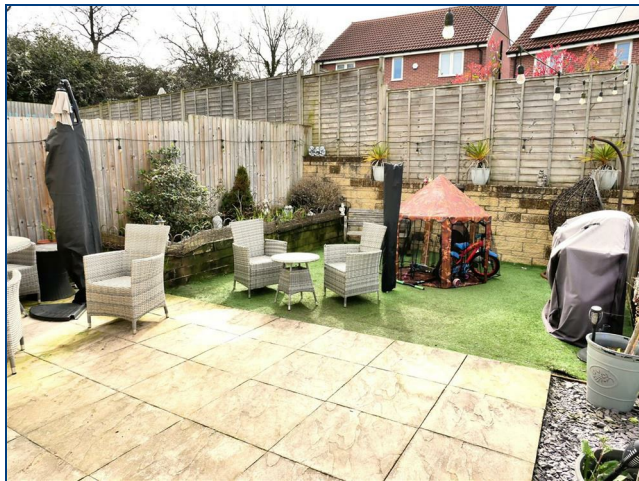




Davy Drive, Calne
Asking Price £299,950



Outstanding Plot! This semi-detached home enjoys a 41ft (12.5m) side drive plus an extra garden area that measures 24ft (7.3m) deep by 29ft (8.8m) at its widest. This extra garden area could offer extra secure parking, carport/garage opportunities (subject to permissions). The main garden has a southerly aspect and is perfect for outside dining and entertaining. The home has a living room, separate dining kitchen, hall and guest cloakroom on the ground floor. The first floor has three bedrooms, a bathroom plus the master has an en-suite. Gas central heating and double glazing.



LOCATION

The property is positioned on a modern development that has been built in recent years. Ideally placed with a short walk to a convenience store. The home is in the catchment for multiple primary schools and also a secondary school. There is also a cut through which allows for excellent walking, dog 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.

CALNE & SURROUNDING AREA

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.

ENTRANCE HALL

Doors lead to the living room and to the guest cloakroom. Stairs rise to the first floor.

GUEST CLOAKROOM

5'8 x 3' (1.73m x 0.91m)

Water closet and a pedestal wash basin. Window with privacy glass.

LIVING ROOM

14'6 x 12'1 (4.42m x 3.68m)

A window looks out to the front. There is room for a number of sofas plus extra items of living room furniture. There is a door to the dining kitchen and a door opens to the deep under stairs store cupboard.

DINING KITCHEN

15'6 x 9'4 (4.72m x 2.84m)

The room is arranged to offer natural dining and culinary areas. To one side of the

room is space for a dining table, chairs and further furniture such as a dresser for example. From this area French doors open out onto the rear garden and expand the entertaining/living space in fine weather.

The remainder of this room offers a generous selection of fitted wall and floor cabinets with work surfaces. Tile finishes. One and a half sink and drainer. Space has been allowed for a washing machine and a fridge freezer. Inset hob, oven and hood over. A window looks out onto the rear garden.

The room is arranged for interacting with family and dinner guests.

FIRST FLOOR LANDING

Doors give access to the bedrooms and to the main bathroom.

MASTER BEDROOM

12'6 x 9'6 (3.81m x 2.90m)

A window looks out onto the front. recessed wardrobe and access to the master en-suite. There is ample room for a large double bed, wardrobes and further furniture.

MASTER EN-SUITE

6'4 x 5'4 (1.93m x 1.63m)

Window with privacy glass. Pedestal wash basin, water closet and a shower cubicle. Extractor fan

BEDROOM TWO

10' x 7'10 (3.05m x 2.39m)

A window views out over the rear garden. There is room for a double bed and further furniture.

BEDROOM THREE

7'10 x 5'10 (2.39m x 1.78m)

This room offers space for a single bed and extra furniture. A window views out over the rear garden. The room would also make a very good hobby/office/study room.

BATHROOM

6' x 6' (1.83m x 1.83m)

The suite offers a panel enclosed bath with mixer tap and shower attachment, water closet and a pedestal wash basin. Window with privacy glass. Extractor fan.

41 FOOT SIDE DRIVE PARKING

41' (12.50m)

The drive leads down the side of the home and ends adjacent to the lower extra garden- separated by a fence. A raised path rises up to a gate that gives access to the main southerly garden.

FRONT GARDEN

A path gives access to steps up to the front access door. There are slate chippings and a sleeper raised flower bed.

REAR SOUTHERLY MAIN GARDEN

24' x 21' approx (7.32m x 6.40m approx)

The garden has a very generous patio area for outside dining and entertaining. From here you step onto the remainder of the garden that is laid to artificial grass. The garden has timber sleeper raised beds and a mix of wall and fence surround. A picket fence divides it from the lower extra garden. Timber staircase leads down to there lower extra garden

LOWER EXTRA GARDEN

24' x 19' widening to 29' (7.32m x 5.79m widening to 8.84m)

Laid to artificial lawn this garden area gives good privacy. To one corner is a timber storage shed. The garden offers numerous future opportunities for extra secure parking and a car port/gargae subject to necessary permissions.



