



Portland Way, CALNE
Asking Price £365,000



NO CHAIN & VACANT POSSESSION! Placed close to the centre of Calne and all of the facilities that it has to offer, is this spacious, four bedroom detached home, which is well presented throughout. Internally on the ground floor there is an impressive 26'9 x 11'3 dual aspect living room with Norwegian log burner, cloakroom, a quality fitted breakfast kitchen with Rangemaster cooker and been wood work surfaces and a family dining room- all of which offers excellent accommodation for the modern day family or for those who like to entertain. To the first floor there is a family bathroom and four double bedrooms, with the master benefiting from having built in storage furniture and an en-suite shower room. Externally, the home offers a private, fully enclosed rear garden, easy maintenance front garden and parking. Double glazed and gas centrally heated.



LOCATION

The home is placed a short distance from the town centre. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the River Marden. Calne centre has supermarkets, bistros, restaurants and a good selection of independent shops. There are numerous medical centres and pharmacies also. Recent times has seen the opening of a Tesco Superstore on the edge of town and the area has numerous primary schools plus a secondary school.

ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. There are routes westerly to Derry Hill, Bowood, Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, 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.

THE HOME

Outlined as follows:

ENTRANCE HALL

Upon entering the home via a decorative glass paneled door, you come to an entrance hall where the floor is tiled and doors open to the kitchen, the living room and the guest cloakroom. Balustrade stairs rise to the first floor where there is storage under. Space allows for display furniture.

GUEST CLOAKROOM

6'3 x 2'6 (1.91m x 0.76m)

With a window with privacy glass opening out over the front of the home, the guest cloakroom consists of a water closet and vanity cabinet with an inset basin. Tile finishes and chrome heated towel rail.

DUAL ASPECT LIVING ROOM

26'9 x 11'3 (8.15m x 3.43m)

A dual aspect living space that features a bay window looking to the front and a Norwegian log burner. Glazed patio doors open to the rear garden and expand the living space in fine weather. There is room for a number of large sofas and further items of living room furniture.

KITCHEN BREAKFAST ROOM

17' x 9'10 (5.18m x 3.00m)

There is a selection of fitted wall and floor cabinets with woodblock work surfaces and a focal point of a five-ring 'Rangemaster' cooker. Also, an inset enamel sink with mixer taps. Space is also allowed for a dishwasher. A peninsular unit has space for a dryer and is great for bar stools. There are also full-height store cabinets, plumbing for the washing machine, and space for an American-style fridge freezer. A window looks onto the rear garden. Patio doors to the rear garden. Walk-in store cupboard. There is also a wide opening to the dining room.

DINING ROOM

17' x 9'10 (5.18m x 3.00m)

Open to the kitchen is the dining area making it ideal for interacting with dinner guests. There is room for a large dining table, chairs, and further furnishings. French doors open out onto a side patio area.

FIRST FLOOR LANDING

A balustrade landing where doors give access to all four of the bedrooms and to the family bathroom. A further door opens to the airing cupboard.

FAMILY BATHROOM

7' x 5'10 (2.13m x 1.78m)

The white suite offers a P-shaped panel enclosed bath with mixer taps and an electric shower over, a pedestal wash basin, and a water closet. Tile finishes and chrome heated towel rail. A window with privacy glass opens out over the front of the home.

MASTER BEDROOM

11'6 x 10'10 plus wardrobes (3.51m x 3.30m plus wardrobes)

The room is organised to offer space for a large double bed if required. There is a bespoke built-in chest of drawers (10 drawers) and mirror fronted double wardrobe. A window looks out to the front and there is a door to the master en-suite.

MASTER EN-SUITE

7'3 x 5' (2.21m x 1.52m)

The modern suite offers a shower cubical with an electric shower and a glazed door, a contemporary wash basin, and a water closet with a concealed system. Tiled

finishes and chrome heated towel rail. A window with privacy glass opens out over the side of the home.

BEDROOM TWO

10'4 x 9'1 (3.15m x 2.77m)

A window offers a view out over the rear garden. There is room for a large double bed and extra items of bedroom furniture.

BEDROOM THREE

16'3 x 9'1 narrowing to 6'4 (4.95m x 2.77m narrowing to 1.93m)

Two windows offer a view out over the rear garden. There is ample room for a double bed and further items of bedroom furniture to complement.

BEDROOM FOUR

15'6 x 7'10 (4.72m x 2.39m)

The final bedroom is yet another double room. A window looks out over the front garden of the home. There is room for a double bed and further furniture. Access to the loft.

ATTIC

11'8 x 7'10 (3.56m x 2.39m)

Velux window. Vaulted ceiling.

FRONT GARDEN & DRIVE

The tarmac drive offers parking for one vehicle. The remainder of the front garden is shingled for ease of maintenance and offers opportunities for further parking if required. A gate allows access to the rear garden

INTEGRAL STORAGE

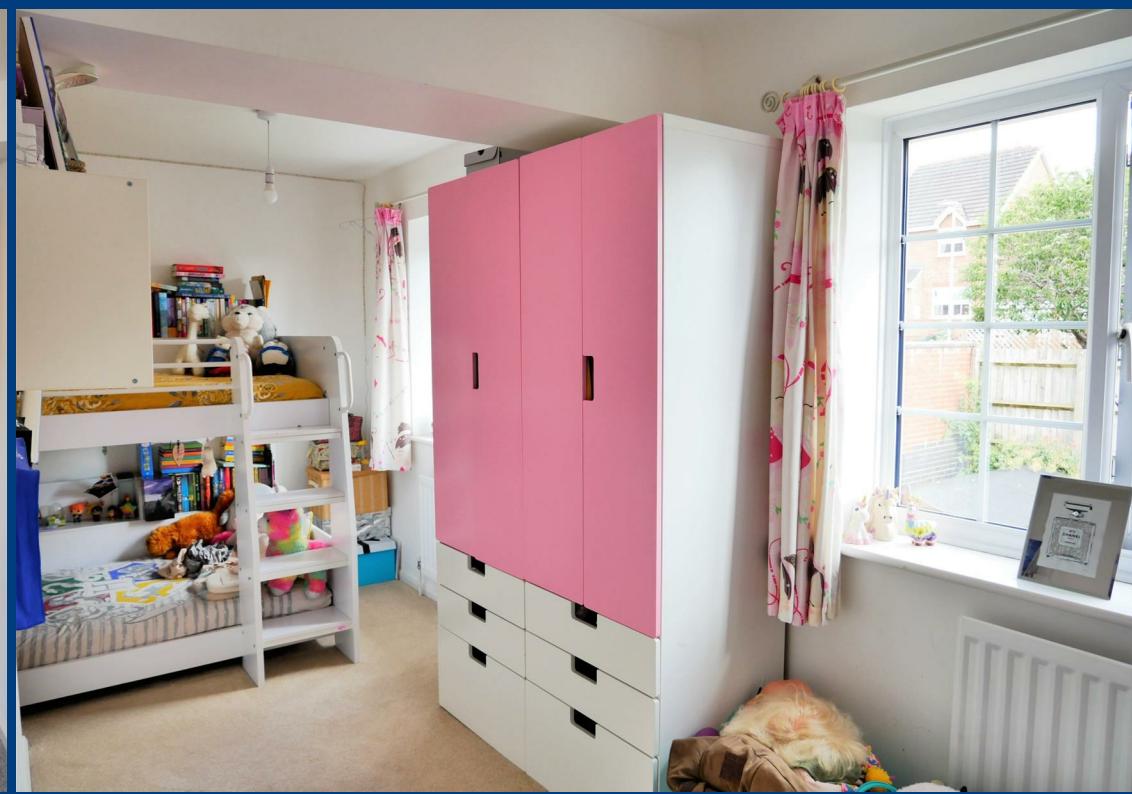
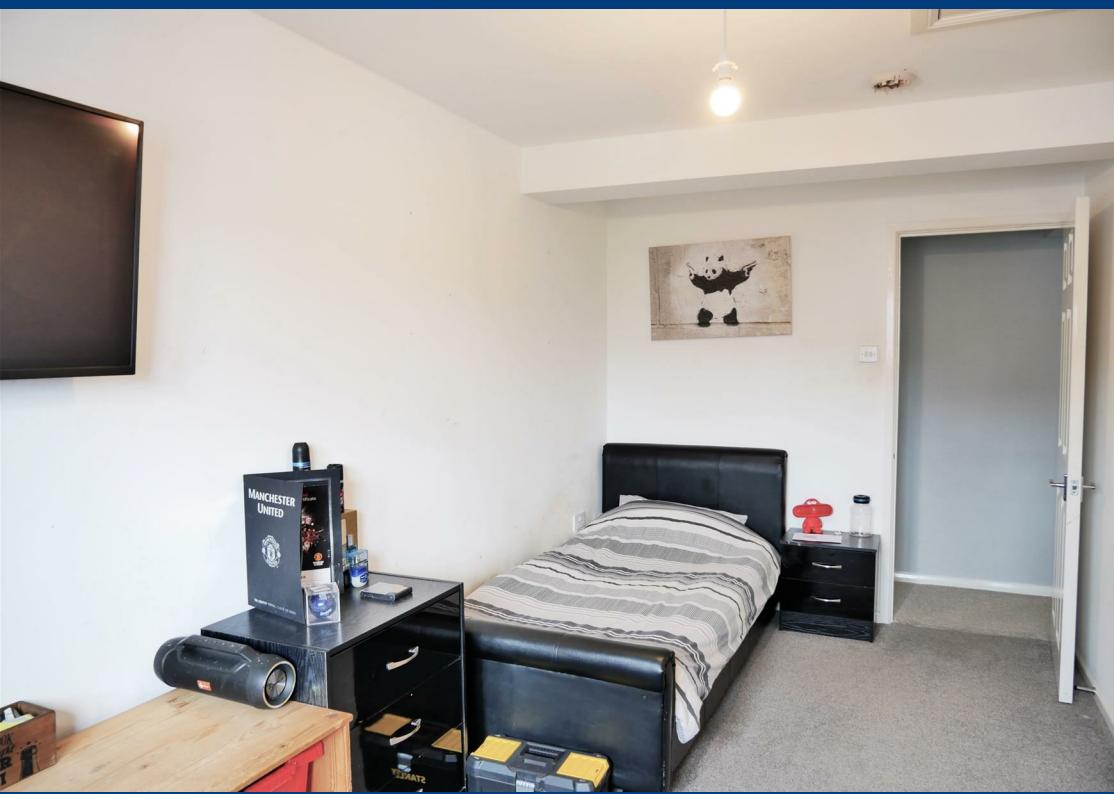
Storage area, accessed via a pedestrian door where the previous garage door was located.

REAR ENCLOSED GARDEN

A patio area stretches across the back of the home and is coupled with a deck area. The two areas offer room for outdoor furnishings, making it perfect for those who like to lounge, dine and entertain during the warmer months. The remainder of the garden is laid to lawn. To one corner is placed a large storage shed and there is further storage shed to the opposing corner. A side pathway offers areas for storage. A gate allows access to the front.

NOTE

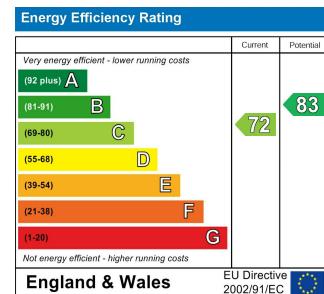
Home shown previously furnished.





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KITCHEN RULES
Wash Your Hands Before & After Touching Food
Be Thankful
Talk About Your Day
Clean Up After Yourself
Empty Dish Drainer When It's Full
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10
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WARRANTY



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

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