Cherhill Way, Calne

Offers In Excess Of £350,000

Butfield Breach

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No Onward Chain! A three bedroom semi-detached home with a large garage, drive parking and placed in a cul-de-sac. Built in recent times in the 'Arts and Crafts' style and part of the Redrow 'Heritage Collection. The ground floor features a large dining kitchen, living room, entrance hall, laundry and guest cloakroom. The first floor has three double bedrooms complemented by a bathroom and en-suite to the master. The master bedroom also has extensive fitted wardrobes. The garden is enclosed and there is gas central heating and double glazing. Placed on the Cherhill View development with glorious countryside on the doorstep.

ENTRANCE HALL
13'10 x 4' (4.22m x 1.22m)
The entrance hall leads to a door to the living room, dining kitchen, and guest cloakroom. A balustrade staircase curves up to the first floor.

GUEST CLOAKROOM
5'9 x 2'10 (1.75m x 0.86m)
The cloakroom has a water closet and wash basin. There is window to the side with privacy glass.

LIVING ROOM
16'6 x 11'6 (5.03m x 3.51m)
The living room has a large window that looks out to the front. The room is spacious and can accommodate a number of sofas and space for further furniture.

DINING KITCHEN
15' x 11'8 (4.57m x 3.56m)
A quality fitted kitchen with a range of matching wall and floor cabinets. There is an integrated fridge freezer, high level electric oven and microwave. There is also a gas hob with stainless steel hood. Inset stainless steel sink and drainer. Under cabinet lighting. A window over the sink offers a view out over the garden.
There is a natural space for a large dining table and chairs. Sliding doors open to the garden and there are windows to either side..

LAUNDRY CUPBOARD
Placed off the dining kitchen is a laundry cupboard. There is space for a washing machine and there is a counter top over. It offers the option of a stacking dryer over.

LANDING
Doors open to the bedrooms and bathroom. Large airing cupboard with gas central heating boiler.

MASTER BEDROOM
15' x 11'8 (4.57m x 3.56m)
A generous room which will accommodate a large double bed, bedside tables and additional furniture. There are two banks of fitted wardrobes a window to the front and a door to the en-suite.

MASTER EN-SUITE
A modern suite consisting of a double width shower with sliding door and screen, water closet and wash basin. Chrome towel rail radiator. Extractor fan.

BEDROOM TWO
12' x 8'10 (3.66m x 2.69m)
A window looks out over the rear garden. There is room for a double bed and further bedroom furniture.

BEDROOM THREE
9'6 x 8'8 (2.90m x 2.64m)
The final bedroom is another double room. A window looks out over the rear garden.

BATHROOM
6'8 x 5'9 (2.03m x 1.75m)
A luxury suite fitted with a bath that has a shower and splash screen, a water closet and wash basin. Tile finishes and the signature Letchworth window to the front with privacy glass. Chrome towel rail radiator.

FRONT GARDEN
Shaped front lawn and flower bed. Storm porch over the front door.

SIDE DRIVE PARKING
To the side of the home is a tarmac drive that can accommodate two/three vehicles. The drive leads to the garage and a gate opens to the rear garden.

GARAGE
20'6 x 10'9 (6.25m x 3.28m)
Up and over door vehicle access. A large single garage with power and light.

REAR ENCLOSED GARDEN
Adjacent to the home is a patio plus shingled area for outside furniture. The garden is fence enclosed and there is a flat lawn. An area behind the garage has ornamental trees.

NOTE
Council Tax Band - C

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