



Nuthatch Road, Calne
£367,000



Well presented throughout is this four bedroom semi detached home. The home benefits from having a recently fitted kitchen with many integrated appliances, bespoke made units and landscaped rear garden. The home is placed on the desirable Lansdowne Park development, close to amenities, schools and countryside walks. Internally, the home has an entrance hall, dining kitchen and a dual aspect living room. On the first floor there are three spacious bedrooms and a family bathroom. On the second floor, there is an impressive sized master suite with dressing area and four piece en-suite. Externally there is an easy maintenance rear garden, garage and parking. Double glazing and gas central heating.



ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the north the by-pass offers routes westerly to Chippenham, Bath, and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the river Marden. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

LOCATION

Placed on the desirable Lansdowne Park development with convenient access to local shops, schools, and a gentle walk from the town centre. A short trip onto the bypass opens routes towards Chippenham and the M4 westbound or towards Royal Wootton Bassett, Swindon, and the M4 eastbound. South of Calne for routes towards Devizes and Marlborough.

THE HOME

Outlined in more detail as follows:

ENTRANCE HALL

Upon entering the home, you come to an entrance hall, where stairs rise up to the first floor accommodation and doors lead through to the dining kitchen and to the living room. A further door opens to a storage cupboard. Tiled flooring.

DINING KITCHEN

23'1 x 11'9 (7.04m x 3.58m)

Following on from the entrance hall, you come to a luxury dining kitchen. The room has been arranged allowing natural areas for dining and for cooking, making this an ideal space for those who like to dine and entertain. The kitchen has been fitted with a range of wall and base high glass cabinets with Quartz work surfaces over. Integrated to the kitchen is a mid height double oven and microwave, dish washer, washing machine, tumble dryer and an induction hob with extractor hood over. Further space allows for an American size fridge freezer. Beneath a window enjoying views out over the rear garden, is a sink and half with drainer. To the other end of the room, space allows for a generous size dining room table and chairs. A window looks out over the front of the home. Doors lead through to the rear lobby and back to the entrance hall. Spot lighting, under counter lighting and tiled finishing's.

REAR LOBBY

6' x 3' (1.83m x 0.91m)

Following on from the dining kitchen is the rear lobby, where a glazed door opens out to the rear garden and a further door opens to a cloakroom. Tiled flooring.

CLOAKROOM

4'11 x 2'11 (1.50m x 0.89m)

Complimenting the ground floor accommodation is a newly fitted cloakroom, which consists of a water closet and a wash basin inset to a vanity unit with storage under. Tiled finishing's.

LIVING ROOM

19' x 10'4 (5.79m x 3.15m)

A dual aspect room, with a window looking out over the front of the home and French doors opening out to the rear garden, expanding the living space during the warmer months. Space allows for multiple sofas and display furniture. The living room has bespoke made units with shelving above, allowing plenty of storage. Fitted with carpet.

FIRST FLOOR LANDING

Full of natural light from having windows opening out over the front and rear of the home is the landing. From here, doors open to three of the four bedrooms and the family bathroom. A further door opens to an airing cupboard. Space allows for display furniture. Balustrade stairs rise to the second floor.

BEDROOM TWO

11'8 x 10'7 (3.56m x 3.23m)

With a window looking out over the front of the home, is bedroom two. This room can accommodate a double bed, bedside tables and a range of further bedroom furniture.

BEDROOM THREE

12'1 x 8'10 (3.68m x 2.69m)

Also with a window looking out over the front of the home, is bedroom three. Space allows for a double bed, bedside tables and a range of further furniture.

BEDROOM FOUR

10'7 x 6'11 (3.23m x 2.11m)

Bedroom four is a very generous single bedroom. Space allows for a single bed and a wide range of further bedroom furniture. This room would also make a great home office. A window looks out over the rear garden of the home.

FAMILY BATHROOM

8'8 x 6'5 (2.64m x 1.96m)

A modern bathroom, consisting of a panel enclosed bath with shower and screen, concealed system water closet and a wash basin inset to a vanity unit with storage under. A further unit allows for extra storage. A window with privacy glass opens out over the rear of the home. Tiled finishing's.

SECOND FLOOR LANDING

From here, a door opens to the master suite. There is a bespoke made storage cupboard and a Velux style window opens out over the rear of the home.

MASTER SUITE

Placed on the second floor, is this impressive sized master suite. The room has been arranged allowing natural areas for sleeping and dressing. Outlined in more detail as follows:

SLEEPING AREA

14'8 x 10'7 (4.47m x 3.23m)

This section of the room, can accommodate a super king size bed, bedside tables and a range of further furniture. A Dorma window looks out over the front of the home and there is a Velux window that opens out over the rear of the home, filling the room with natural light.

DRESSING AREA

6'2 x 6'1 (1.88m x 1.85m)

The dressing area allows for a dressing table and further storage furniture. Double doors open to a deep wardrobe. A further door opens to an en-suite. A Dorma style window opens out over the front of the home.

FOUR PIECE EN-SUITE

8'5 x 8'2 (2.57m x 2.49m)

Complimenting the master suite, is a four piece bathroom. The suite consists of a shower cubical, panel enclosed bath, pedestal wash basin and a water closet. Tiled finishing's. Space allows for storage and display furniture. A Velux style window opens out over the rear garden of the home.

EXTERNAL

Outlined in more detail as follows:

FRONTAGE

The front of the home is welcoming and has been designed for the ease of maintenance. The frontage has an ornamental tree, bush and climbing plant and laid to gravel, allowing for pot planting. A path leads to the front entrance.

REAR GARDEN

Also designed for the ease of maintenance is the rear garden. Adjacent from the rear lobby and from the living room is a generous sized patio, allowing for lounging and dining furniture during the warmer months. The rest of the garden has been laid with artificial lawn with flower beds to the boards, which have been planted with an array of shrubs, flowering plants and trees. There is also a shed to one corner of the garden allowing storage. A gate allows rear access.

GARAGE

The garage is leasehold and placed beneath a coach house. Accessed via an up and over door.

PARKING

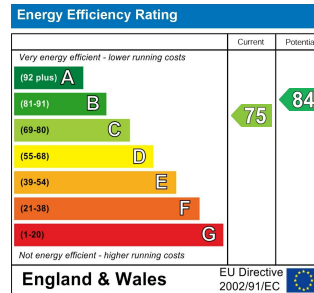
Placed to the front of the garage there is parking.

N.B

We have been advised that the garage is leasehold and there is an estate charge. Please contact Butfield Breach for more information.







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

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