Bentley Grove, Calne

£250,000

Rutfield Breach

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Positioned within a quiet cul-de-sac, just a short walk from the town centre, this three-bedroom semi-detached home benefits from driveway parking for two vehicles and an enclosed, south-easterly facing rear garden. The ground floor comprises a cloakroom, a fully integrated kitchen and a spacious living/dining room with French doors opening onto the rear garden. The first floor offers a modern family bathroom, two double bedrooms (the main bedroom of excellent size) and a single bedroom.

Externally, there is a driveway providing parking for two vehicles, along with a generous south-east facing rear garden with side access. The home further benefits from double glazing and gas central heating.

Location
The home is very well located in a cul-de-sac location close to a number of good local walking routes, local primary schools and further community sports facilities at the nearby Rec. The centre of Calne is also a gentle walk away with multiple facilities.

The Home
Outlined in further detail

Entrance Hall
Upon entering the home the hallway gives access to the fitted kitchen, living space, guest WC and the stairs rise to the first floor accommodation.

Kitchen
10' x 7'2
The fitted kitchen comprises a range of matching wall and base units. There is an inset electric split oven with a gas hob and a discreet extractor hood above. A one and a half bowl sink with drainer is also inset. A window overlooks the front aspect, complemented by white subway tile splashbacks. The kitchen further benefits from an integrated fridge freezer and space for a freestanding washing machine.

Living Area
14'3 x 14'4
The room offers ample space for a number of large sofas and additional living room furniture, with further room for a dining table and chairs. There is access to a deep storage cupboard. Patio doors and a window provide views over, and there is access to the rear garden.

Downstairs Cloakroom
Complementing the ground floor accommodation is a cloakroom, which consists of a pedestal wash basin and water closet. A window with privacy glass opens to the front of the home.

First Floor Landing
Doors open to all three bedrooms and to the family bathroom. Balustrade and space for display furniture.

Principal Bedroom
17'1 x 8'6
The room will allow for a king size bed and further bedroom furniture to complement. Two windows look out over the front, filling the room with natural light.

Bedroom Two
9'6 x 7
A window looks out over the rear garden. The room can accommodate a double bed and extra furnishings.

Bedroom Three
8'5 x 7
Space allows for a single bed and further bedroom furniture. This room would also make an ideal home office.

Family Bathroom
6'10 x 6'3
The modern fully tiled suite offers a vanity wash basin, with concealed cistern water closet and a panel enclosed bath with shower plus glass screen. There is a towel rail radiator and anti-mist light up mirror. A window with privacy glass opens out over the side of the home.

Externals:
Outlined in further detail:

Garden
The garden is enclosed with gated side access. It has a southerly aspect and offers a good-sized lawn with a decorative patio area for outdoor dining or pot plant display,

Driveway
Parking available in front of the home on a tarmac driveway for two large vehicles.

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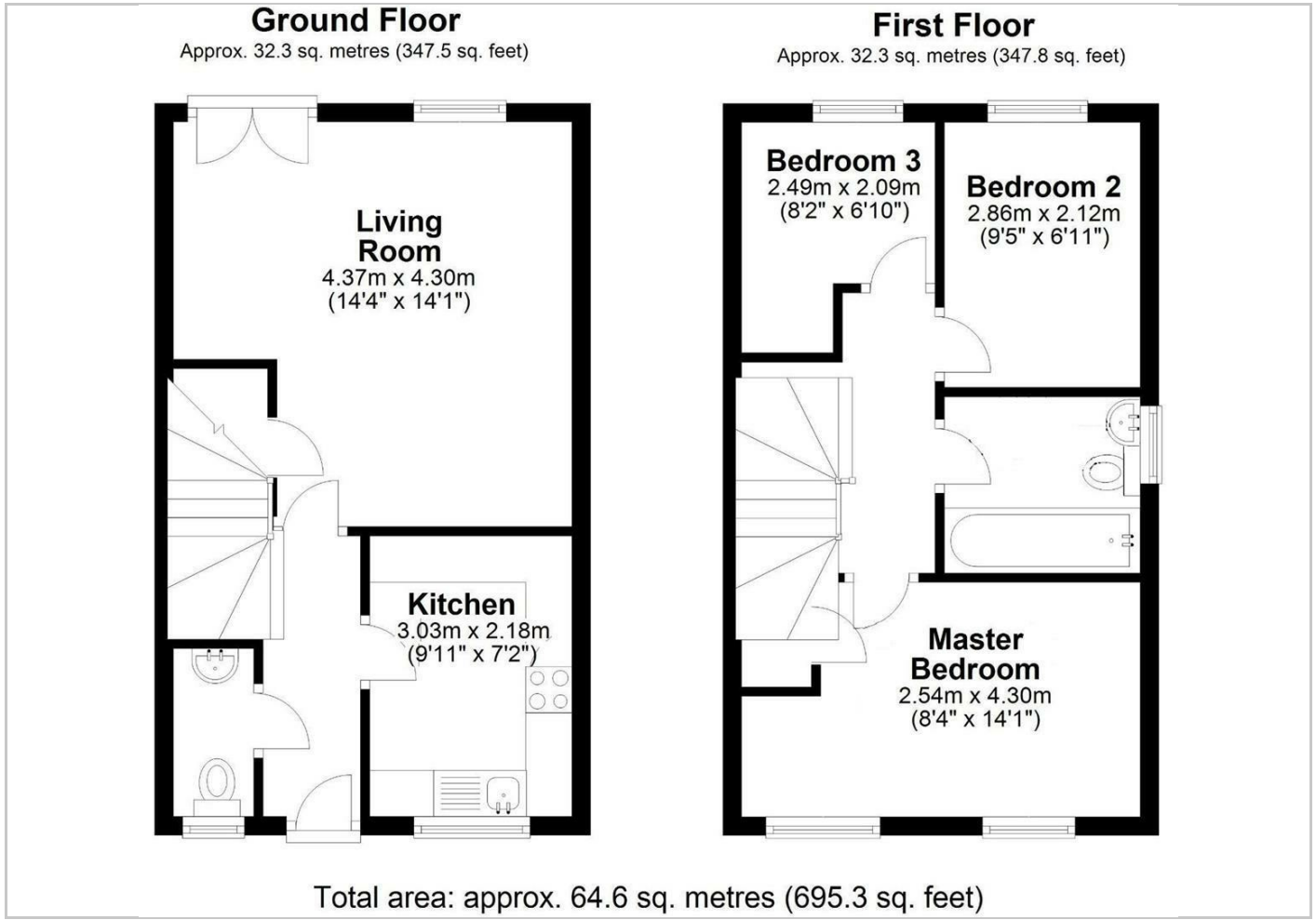
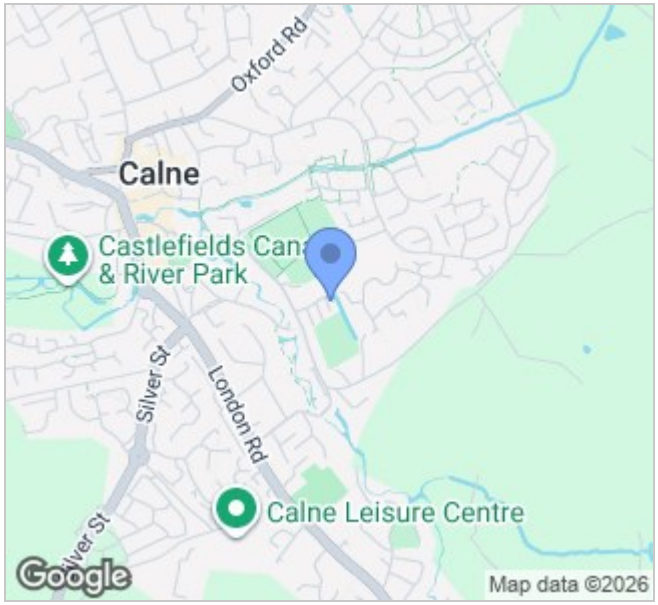
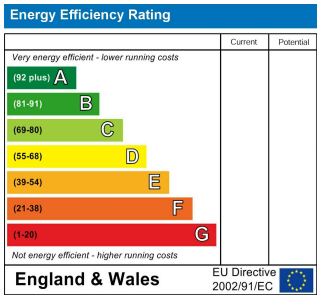
Floor Plans

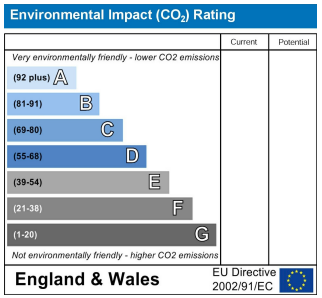


Area Map



Energy Performance Graph





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