

Carp Road, Calne

Offers Over £440,000

Butfield Breach
2 The Square, Calne, Wiltshire, SN11 0BY
01249 821110
calne@butfieldbreach.co.uk
www.butfieldbreach.co.uk

- DETACHED
- DOUBLE GARAGE
- FOUR DOUBLE BEDROOMS
- TWO EN-SUITES & FAMILY BATHROOM
- SEPARATE DINING ROOM
- STUDY
- KITCHEN BREAKFAST
- UTILITY ROOM
- PRIVATE LOCATION AND DRIVEWAY
- NO CHAIN!







23, Carp Road

Enjoying a fantastic private position, this impressive four double bedroom home features two en-suites and a double garage and is offered to the market with no onward chain.

This impressive home offers a well-designed layout, with the ground floor providing generous living space, including a spacious entrance hall, guest cloakroom, formal dining room, dual-aspect living room, study and a kitchen/breakfast room. Upstairs, the principal and guest bedrooms are both of an excellent size, each benefiting from built-in wardrobes and en-suite facilities. There are two further double bedrooms, served by a family bathroom.

Externally, the property enjoys a mature garden along with a large, private driveway and double garage, with power.

Location
The home is placed on a residential estate to the north of Calne centre. Within walking distance is a local primary school, medical centre, leisure centre and a Tesco Express supermarket. The facilities of Calne centre and the new Tesco Superstore are also within easy reach and a flat walk away.

Entrance Hall
A wide welcoming entrance hall with doors giving access to the guest cloakroom and to the living room, formal dining room, study and kitchen breakfast. A balustrade staircase rises to the first floor and there is under-stairs storage. A window looks at the front.

Guest Cloakroom
Fully tiled with a vanity cabinet with an inset basin and a water closet.

Dining Room
11'2 x 11'2 (3.40m x 3.40m)
A large formal dining space with a large window opening over the private front garden, the room allows for a large dining set and further display furniture. The room is finished with hardwood flooring and there are glass-panelled doors into the living room.

Living Room
19'5 x 11'10 (5.92m x 3.61m)
A generously proportioned living space enjoys a bright dual aspect overlooking the rear garden, enhanced by a large window and patio doors that flood the room with natural light. The layout offers ample room for substantial sofas, along with additional space for display furniture, creating a comfortable yet stylish setting.

Kitchen / Breakfast
12'9 x 11'10 (3.89m x 3.61m)
The kitchen is fitted with a range of wall and base units, complemented by a circular peninsula ideal for breakfast bar seating. A window overlooks the rear garden, with a one-and-a-half bowl sink and drainer positioned beneath. Integrated appliances include a fridge and freezer, a full-size dishwasher, a chest-height double fan oven and a gas hob with an extractor hood above. The property also benefits from a water softener located next to the sink. The space is finished with spotlighting and tiled flooring, and a door provides convenient access to the utility room.

Utility Room
The utility room offers additional cabinetry and space for washing appliances, along with an integrated sink and drainer. A half-glazed door provides access to the side driveway.

Study
11'2 x 5'11 (3.40m x 1.80m)
A great-sized study with a window opening over the front of the home.

First Floor Landing
Doors open to all four bedrooms, the family bathroom and the airing cupboard. Loft access.

Principal Bedroom & En-suite
14'10 x 9'11 (4.52m x 3.02m)
This generously sized bedroom benefits from two double built-in wardrobes, alongside a further single wardrobe, providing excellent storage. The room also features the added advantage of an en-suite. A window opens over the rear garden.

The en-suite comprises a corner shower cubicle, water closet and pedestal wash basin. Part tiled finished and a privacy window.

Bedroom Two & En-suite
14'10 x 9'1 (4.52m x 2.77m)
A great-sized guest bedroom also featuring a range of built in wardobes and an en-suite.

Bedroom Three
12'5 x 8'10 (3.78m x 2.69m)
A good-sized double bedroom with space for storage furniture and bedside tables. There is a window that opens over the rear garden.

Bedroom Four
11'3 x 10'4 (3.43m x 3.15m)
The final bedroom is also a generous double with space for bedroom furniture. A window opens to the front and the green views beyond.

Family Bathroom
To complement the remaining bedrooms, the family bathroom is fully tiled and fitted with a panel-enclosed bath with a handheld shower. It also features a vanity sink and a concealed cistern WC. There is a heated towel radiator and privacy window to the side.

Externals
Outlined in further detail as follows:

Garden
A beautifully presented rear garden, with mature trees and well-planted and stocked beds. Patio areas for outdoor furniture and lounging. Featuring a raised brick-built pond and a useful side gate.

Double Garage & Driveway
A double garage accessed via two up-and-over doors to the front. With power and light. In front, the private tarmac driveway allows for at least four vehicles, and could easily accommodate a motor home or large vehicle.

Property Infomation
Council Tax Band E

Freehold

Mains Electricity, Gas, Water & Drainage

Gas Central Heating

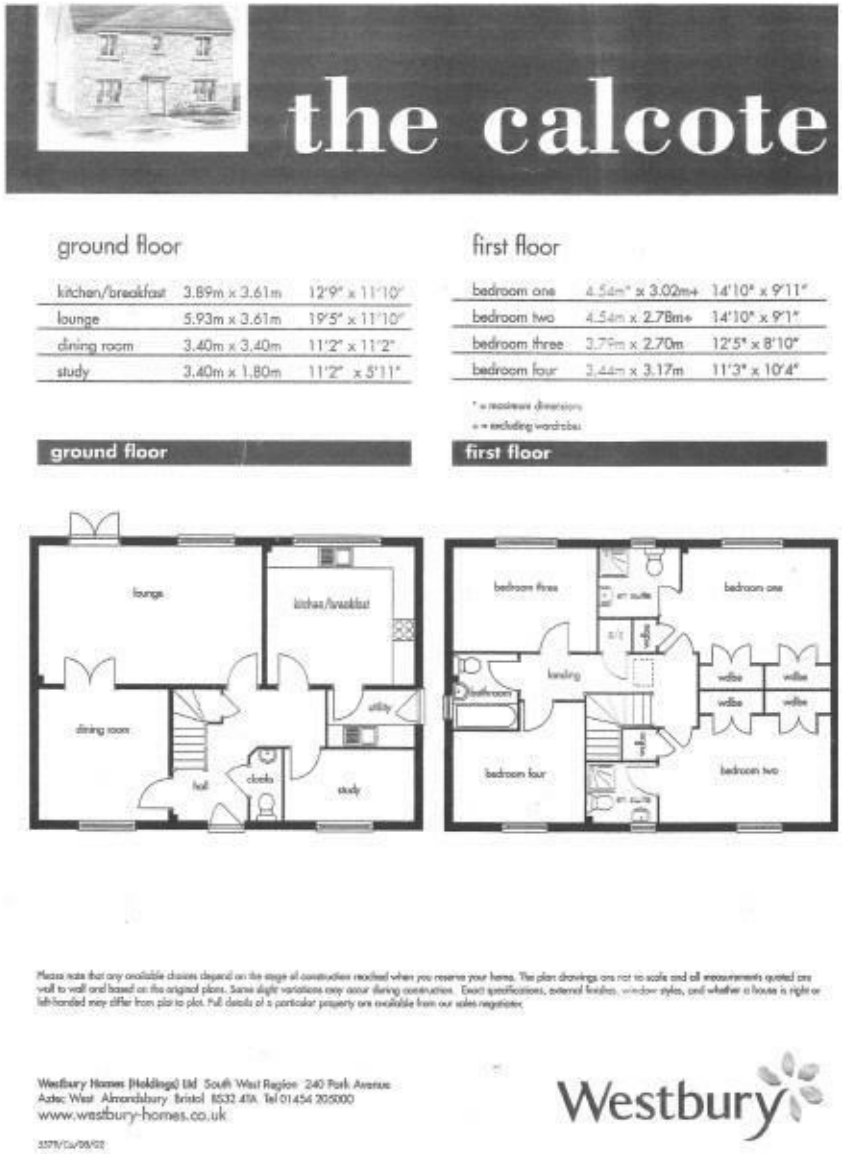




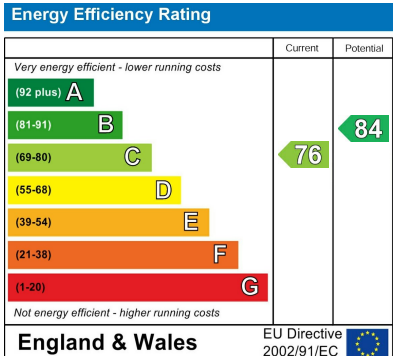








EPC:



LOCATION:

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



You may download, store and use the material for your own personal use and research. you may not republish, retransmit, redistribute or otherwise make the material available to an party or make the same available on any website, online service or bulletin board of your own or of any part or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.