



**Warren Crescent, Calne**  
**Price Guide £575,000**





A HOME OFFERING MANY POSSIBILITIES. Placed on an outstanding plot this detached home gives you five bedroom accommodation plus a garage/store complex that could afford separate annex, conversion to an individual home or new home possibilities (subject to required permissions). An incredibly spacious five bedroom detached home set in a large corner plot with terrific parking and multiple garages. The ground floor features a living room, office, dining room, guest cloakroom, kitchen breakfast room and utility room. The first floor offers five very generous bedrooms, a shower room and a family bathroom. The brick built garage complex has a double tandem, a single plus store rooms. Fitted with gas central heating and double glazing. There are working drawings of the home for prospective buyers who are seriously interested.



## THE HOME

Outlined in a little more detail as follows;

### OPEN & INNER PORCHES

An open front porch gives access to the inner porch. The inner porch opens to the hall.

### ENTRANCE HALL

The hall provides space for additional furniture and gives access to all the ground floor living spaces. Stairs rise to the first floor. Deep store.

### STUDY/FAMILY ROOM

**14'0" x 10'8" (4.27 x 3.25)**

There is a window looking out over the front garden. Generous in size the room offers multiple uses.

### DINING ROOM

**12'2" x 12'1" (3.71 x 3.68)**

Positioned off the entrance hall with a door leading into the kitchen- perfect for interaction with dinner guests. There is room for a sizeable dining table, chairs and further items of furniture to complement. A dual aspect room with windows to the front and to the side.

### KITCHEN BREAKFAST ROOM

**20'0" x 13'2" (max) (6.10 x 4.01 (max))**

An extended kitchen which has been fitted with a wide range of floor and wall cabinets with work surfaces. There is a separate breakfast bar- perfect for bar stools., A free-standing electric oven with extractor hood and further space for kitchen machinery- American style fridge freezer for example. . Also enjoying natural light with multiple windows looking out over the rear garden.

### LIVING ROOM

**18'0" x 11'0" (5.49 x 3.35)**

Another dual aspect room with windows to the front and side plus French doors which open onto the rear patio. An excellent size which allows room for multiple sofas and a wide selection of other furniture.

### UTILITY ROOM

**9'10" x 7'3" (3.00 x 2.21)**

Placed off the entrance hall with a door leading into

the garden. There is space and plumbing for a number of machines and space for a tumble dryer. There is a fitted cabinet with inset sink and drainer. Window to the rear.

### GUEST CLOAKROOM

**4'10" x 3'7" (1.47 x 1.09)**

Comprised of a water closet, wash basin and a window with privacy glass.

### FIRST FLOOR LANDING

Providing access to all the first floor accommodation, a large loft, the airing cupboard and multiple fitted storage cupboards.

### MASTER BEDROOM

**18'0" x 11'0" (5.49 x 3.35)**

A large master with space for a super king-size bed and an abundance of space beyond for a dressing area and further furniture. The room is dual aspect and is fitted with a built-in wardrobe.

### BEDROOM TWO

**16'0" x 11'7" (4.88 x 3.53)**

An excellent guest bedroom or alternative master that again gives space for a super king-size bed if required. Built-in wardrobe and multiple windows.

### BEDROOM THREE

**12'6" x 10'8" (3.81 x 3.25)**

With space for a king-size bed, bedside tables and further furniture. Built-in wardrobe.

### BEDROOM FOUR

**11'9" x 8'8" (3.58 x 2.64)**

Another double bedroom with a dual aspect and a built -in wardrobe.

### BEDROOM FIVE

**12'2" x 6'0" (3.71 x 1.83)**

A very spacious single room with a built-in wardrobe. The room would also make a great alternative study.

### SHOWER ROOM

**8'0" x 5'7" (2.44 x 1.70)**

A separate shower room which has been fitted with a double shower cubicle, water closet and wash basin. Wall tiling and a window with privacy glass.

## FAMILY BATHROOM

**8'8" x 8'2" (2.64 x 2.49)**

A large family bathroom fitted with a water closet, wash basin and a bath which has a shower and splash screen. There is a heated towel rail, Window with privacy glass.

## FRONT GARDEN

Set back from the street and laid mainly to lawn with mature trees and hedges to the borders.

## DRIVEWAY & PARKING

To the front of the home is a large sweeping drive which provides space for turning and off-road parking for a multitude of vehicles.

## DETACHED GARAGES & STORE COMPLEX

This detached complex offers two garages and storage. As follows;

### DOUBLE TANDEM GARAGE

**29'3 x 14'3 (8.92m x 4.34m)**

Roller door, two windows to the rear and double doors open out to the rear garden.

### SINGLE GARAGE

**16' x 8'9 (4.88m x 2.67m)**

Roller door access. Window to the rear.

## STORES

**16' x 7'6 split in two (4.88m x 2.29m split in two)**

Open front access and door to the rear section with a window.

## REAR GARDEN & PLOT

A breath taking rear garden which at present offers expansive lawns for recreation and large areas for cultivation. There are places to relax, outside dine and entertain. There are numerous mature trees that enhance the privacy.

## PHOTOGRAPHIC NOTES

The images of the exterior and interior are from previous file photos and to be used as a guide only.

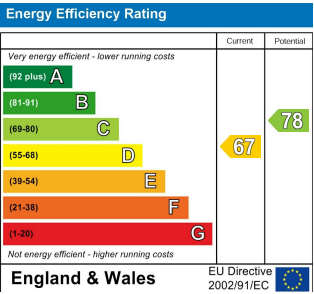












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