



**Amberley Close, Calne**  
**£440,000**





Placed in a quiet cul-de-sac of only two houses, is this five-bedroom DETACHED home with a DOUBLE GARAGE. To the ground floor, there is an entrance hall, cloakroom, living room, study, conservatory, formal dining room, kitchen breakfast, and utility room. On the first floor, there are four bedrooms, three of them being doubles and with the second benefitting from having an en-suite. There is also a family bathroom. On the first floor, there is a luxury master suite, arranged to allow natural areas for sleeping and dressing. There is also an en-suite shower room. Externally the home enjoys having a fully enclosed private rear garden, parking with the potential to create more, and a double garage. Gas central heating and double glazing.





## 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. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

## LOCATION

Within a short walking distance is a local primary school, green spaces, medical centre and a Tesco Express supermarket. The facilities of Calne centre, a leisure centre and a Tesco Superstore are also within easy reach and a flat walk away.

## THE HOME

Outlined in more detail as follows:

## ENTRANCE HALL

Upon entering the home, you come to an entrance hall, where balustrade stairs rise to the first floor where there is a storage cupboard under. Doors open to a living room, formal dining room, study, cloakroom, and the kitchen breakfast. Carpeted flooring.

## CLOAKROOM

**5'4 x 3'1 (1.63m x 0.94m)**

Complementing the ground floor accommodation is a cloakroom, which consists of a water closet and a wall-hung washbasin. Tiled finishes.

## LIVING ROOM

**21'3 x 12' (6.48m x 3.66m)**

Following on from the entrance hall, you come to an excellent-sized living room. The room allows space for multiple sofas and a range of display furniture around an electric fire with mantel. Windows open out over the front of the home and patio doors slide open to a conservatory. Wall lighting and carpeted flooring.

## CONSERVATORY

**9'7 x 9'3 (2.92m x 2.82m)**

Allowing further space for relaxation, and enjoying views out over the rear garden is a conservatory. Space allows for lounging and display furniture. French doors open out to the rear garden. Carpeted flooring and wall-hung electric radiator.

## FORMAL DINING ROOM

**10' x 9' (3.05m x 2.74m)**

Following on from the entrance hall, you come to the formal dining room, which can accommodate a generous size dining room table, chairs and display furniture. A window opens out over the front of the home. Carpeted flooring.

## KITCHEN BREAKFAST

**13'1 x 11'4 (3.99m x 3.45m)**

The kitchen has been fitted with a range of matching wall and base cabinets. Inset to the worksurfaces, beneath a window looking out over the rear garden, is a sink and half with drainer. Integrated into the kitchen is a gas hob with an extractor hood over and a mid-height oven and grill. Space and plumbing allow for an American fridge freezer and a dishwasher. Tiled finishings. Further space allows for a breakfast table and chairs. Patio doors open out to the rear garden and a door opens to a utility room.

## UTILITY ROOM

**6'9 x 5'2 (2.06m x 1.57m)**

Complementing the kitchen is a matching utility room. Fitted with under counter cupboard with a sink and drainer inset to the work surfaces. Plumbing allows for a washing matching and table dryer. Here is where the boiler is housed also. A glazed door opens out to the side driveway. Tiled finishings.

## STUDY

**9'9 x 5'8 (2.97m x 1.73m)**

With a window enjoying views out over the rear garden is the study. Space allows for a generous sized desk and further storage furniture. This room would also make a great playroom. Carpeted flooring.

## FIRST FLOOR LANDING

Balustrade stairs rise from the ground floor, to the first floor and up to the second floor master suite. From the first floor landing, doors open to four of the five bedrooms and to the family bathroom. A further door also opens to an airing cupboard.

## BEDROOM TWO

**12'7 x 12'3 (3.84m x 3.73m)**

With a window opening out over the front of the home, is an excellent sized second bedroom. Space allows for a double bed, bedside tables and further bedroom furniture. This room benefits from having fitted wardrobes and a door opens to an en-suite.

## EN-SUITE

**6'4 x 5'9 (1.93m x 1.75m)**

Complementing bedroom two, is an en-suite, which consists of a shower cubicle, water closet and a vanity unit with an inset wash basin and storage. A window with privacy glass opens out over the front of the home. Tiled finishings.

## BEDROOM THREE

**12'8 x 12'5 (3.86m x 3.78m)**

A further great sized bedroom, that also allows for a double bed, bedside tables and further bedroom furniture. There is a recess that allows for hanging and storage. A window opens out over the front of the home and a door opens to a large storage cupboard.

## BEDROOM FOUR

**8'9 x 8'5 (2.67m x 2.57m)**

A further spacious bedroom, which can accommodate a double bed, bedside tables and further bedroom furniture. A window enjoys views out over the rear garden.

## BEDROOM FIVE

**11' x 8'10 (3.35m x 2.69m)**

Also with a window opening out over the rear garden is bedroom five, this room can accommodate a double bed and a range of further bedroom furniture. This room also benefits from having a recess allowing hanging space.

## FAMILY BATHROOM

**8'11 x 5'6 (2.72m x 1.68m)**

The family bathroom consists of a water closet, pedestal wash basin and a wooden panel-enclosed bath with shower mixer taps over. A window with privacy glass opens out over the rear garden of the home. Tiled finishings.

## SECOND FLOOR LANDING

A balustrade landing, where a door leads to the master suite.

## 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

**16'6 x 15'3 (5.03m x 4.65m)**

With a Dorma style window enjoying green views out over the front of the home and Velux window opens out over the rear of the home, filling the space with natural light, is the sleeping area. Space allows for a super king size bed, bedside tables and a range of further lounging and storage furniture.

## DRESSING AREA

A luxury addition to the master suite is an 8'2 x 5'6 walk-in wardrobe. Accessed via double doors fitted with shelving and hanging space.

## EN-SUITE

**7'3 x 7'1 (2.21m x 2.16m)**

Complementing the master suite is an en-suite, which has a shower cubicle, wash basin inset to a vanity unit with storage, and a water closet. A Dorma window with privacy glass opens out over the front of the home. Tiled finishings.

## EXTERNAL

Outlined in more detail as follows:

## FRONTAGE

Beneath the living room and dining room windows are graveled flower beds, designed for ease of maintenance, and ideal for pot planting. Opposite the home, there is a further flower bed, with the potential to create further parking if desired.

## REAR GARDEN

Adjacent to the kitchen breakfast and the conservatory is the rear garden. The garden enjoys being fully enclosed and private. The majority of the garden has been laid to lawn with a couple of rose plants and hedging. A patio creates an ideal area for lounging and dining furniture during the warmer months. A gate out to the driveway and a glazed pedestrian door leads into the double garage.

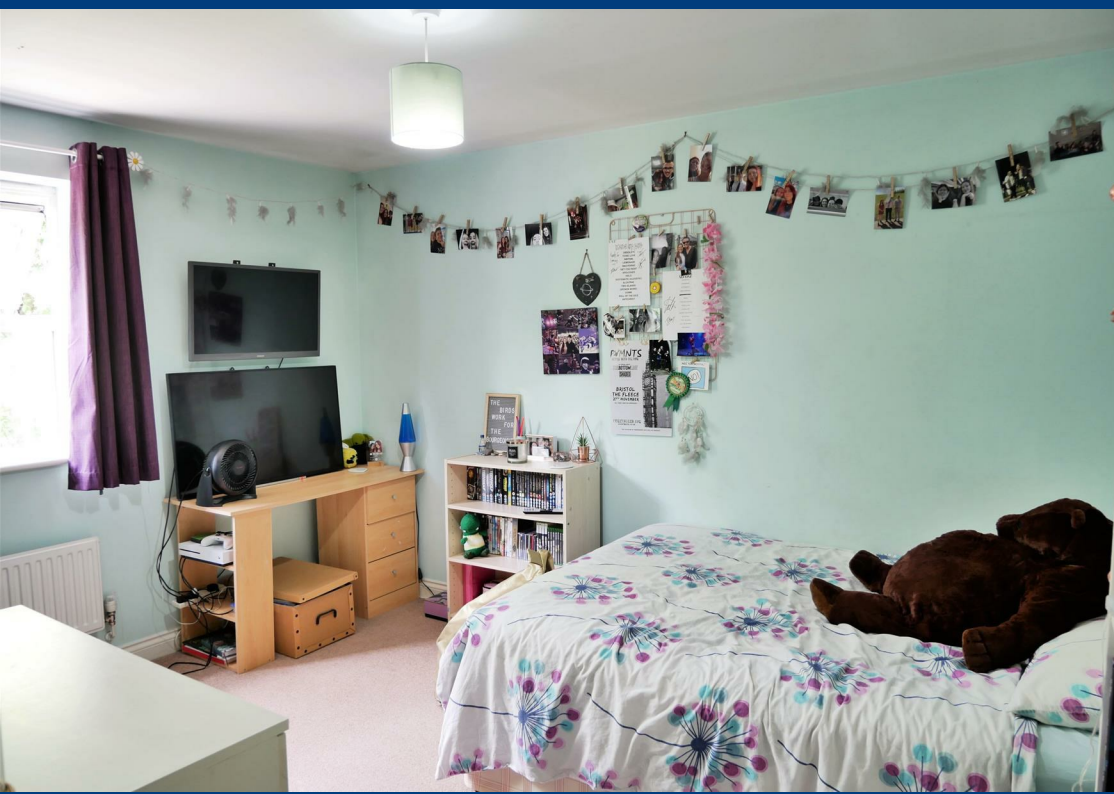
## DRIVEWAY

The driveway allows parking for a few vehicles with the potential to create more if desired. A gate allows access to the garden and a glazed door opens to the utility room.

## DOUBLE GARAGE

**16'7 x 16'4 (5.05m x 4.98m)**

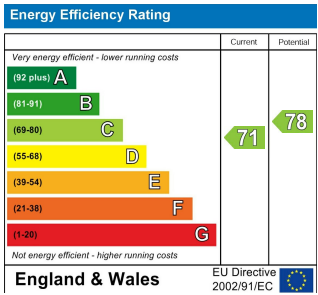
Accessed via two up-and-over doors, fitted with power and light. There is also a glazed pedestrian door that leads to the rear garden.











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

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