



**York Road, Calne**  
**£365,000**



2 The Square, Calne, Wiltshire, SN11 0BY  
01249 821110  
[calne@butfieldbreach.co.uk](mailto:calne@butfieldbreach.co.uk)  
[www.butfieldbreach.co.uk](http://www.butfieldbreach.co.uk)

- NO CHAIN
- WELL PRESENTED HOME
- WIDE DRIVE & GARAGE
- THREE DOUBLE BEDROOMS
- BATHROOM & EN-SUITE
- ENCLOSED REAR GARDEN
- LIVING ROOM WITH BAY WINDOW
- KITCHEN DINING
- GROUND FLOOR W.C
- REDROW HERITAGE COLLECTION



### 36, York Road

A well-presented detached home offered for sale with no onward chain, set on a corner plot within the Redrow Homes 'Heritage Selection'. It benefits from a landscaped garden with mature planting, garage, and driveway parking.

Inside, the ground floor features a fitted dining kitchen with a utility cupboard, a spacious dual-aspect living room with a bay window, a formal entrance hall, and a guest cloakroom. Upstairs are three well-proportioned bedrooms, including a guest room with built-in wardrobes. The master bedroom has an en-suite with a double shower, alongside a modern family bathroom.

Outside, the garden is a standout feature, designed to offer privacy with mature planting, patio areas for entertaining, a level lawn, and a summerhouse/shed. There is also pedestrian access to the garage from the garden.

## THE HOME

The home is located on a corner plot with front and rear gardens and was built by Redrow Homes in the 'Heritage Collection' style. Outlined in further detail as follows:

### FORMAL HALL

Doors open to the living room, dining kitchen and to the guest cloakroom. A balustrade staircase rises up to the first floor. Under-stair store cupboard.

### GUEST CLOAKROOM

**5'9" x 3'3" (1.75 x 0.99)**

The suite has a wash basin and a water closet. Window with privacy glass. The room is fitted with Amtico luxury vinyl flooring.

### DUAL ASPECT LIVING ROOM

**16'10" x 11'9" (5.13 x 3.58)**

A bright dual-aspect living room featuring a bay window overlooking the front garden and an additional window to the side garden, allowing for plenty of natural light throughout. The room is generously proportioned, offering ample space for multiple sofas, as well as additional large living room furniture. The room is fitted with Hereford wool carpet.

### FITTED DINING KITCHEN

**18'9" x 10'6" (5.72 x 3.20)**

This open-plan room is organised to offer natural dining space and an area sectioned for the kitchen. This room is great for entertaining and interaction. Fitted with Amtico luxury vinyl flooring. Arranged as follows;

### DINING AREA

This space allows room for a large dining table, chairs, and further furniture. French doors open onto the rear patio, which opens the living space in warm weather. A peninsula unit with shelves offers a separation from the kitchen area and is ideal for barstools.

### KITCHEN AREA

There is a selection of fitted wall and floor cabinets with work surfaces and under-cabinet lighting. Integrated SMEG appliances include a fridge freezer, chest height double electric oven, and a recently fitted Hoover

Washing Machine. Inset is a gas hob with stainless steel cooker hood plus lighting. Inset one and a half stainless steel sink and drainer. A window offers a view out over the rear garden.

### LAUNDRY CUPBOARD

Placed off of the kitchen is a laundry cupboard that has space and plumbing for washing appliances.

### FIRST FLOOR LANDING

There are two windows to the side and a balustrade staircase. Doors open to the bedrooms, family bathroom, and airing cupboard. Loft access, boarded partially for storage, light and ladder inset, extra insulation added prior to being boarded.

### MASTER BEDROOM

**12'1" x 11'6" (3.68 x 3.51)**

This room can comfortably accommodate a super king-size bed plus additional furniture. A window looks out to the front, and there is access to the master en-suite.

### MASTER EN-SUITE

**8'6" x 4'6" (2.59 x 1.37)**

The en-suite is fitted with a 4ft 6 wide shower enclosure with a glass screen and door, alongside a WC and wash basin. It also benefits from a chrome towel rail radiator and shaver point. The room is finished with tiled surfaces, an extractor fan, a wall-mounted storage cupboard, and a privacy-glazed window.

### BEDROOM TWO

**11'4" x 10'4" (3.45 x 3.15)**

The second bedroom benefits from Redrow fitted, full-height wardrobes on one wall. There is room for a double bed and extra bedroom furniture. A window views out over the rear garden.

### BEDROOM THREE

**11'0" x 7'6" (3.35 x 2.29)**

A further double bedroom with space for a double bed if required, along with additional furniture. A window overlooks the rear garden, and the room is currently being used as an excellent study/office.

### FAMILY BATHROOM

**8'9" x 7'3" (2.67 x 2.21)**

A spacious bathroom that offers a panel enclosed bath

with shower over and a screen. There is a water closet and a wash basin. Chrome towel rail, radiator and a window with privacy glass. Tile finishes, an extractor fan and wall mounted cupboard.

### EXTERIOR

Outlined in a little more detail as follows;

### FRONT & SIDE GARDEN

The front garden wraps around the home and is laid with shingle, and there is ornamental planting. A path leads to the front door. Storm awning over the front door.

### SIDE DRIVE

A wide tarmac driveway runs along the side of the property, leading to the garage, with a gated access point opening into the garden. The driveway comfortably accommodates two large vehicles.

### GARAGE

**19'3" x 9'3" (5.87 x 2.82)**

Power and light, plus the eaves, offer extra storage potential. A side pedestrian door gives access from the garden.

### ENCLOSED REAR GARDEN

The garden has been very carefully planted and landscaped, offering a shaped lawn, mature borders, and mature ornamental trees. Adjacent to the home is a large patio that is ideal for outside dining and lounging. A path runs down to a second patio area behind the garage, where you will find a summer house/shed. Outside tap.

### Note

The development has a number of visitor parking spaces and parkland. The development has an annual estate charge for the upkeep. We have been advised that it is circa £200 per annum with Anthem Management Limited.

All Mains Services Connected.

Council Tax Band D

The vendors are currently using Vodafone Fibre Broadband





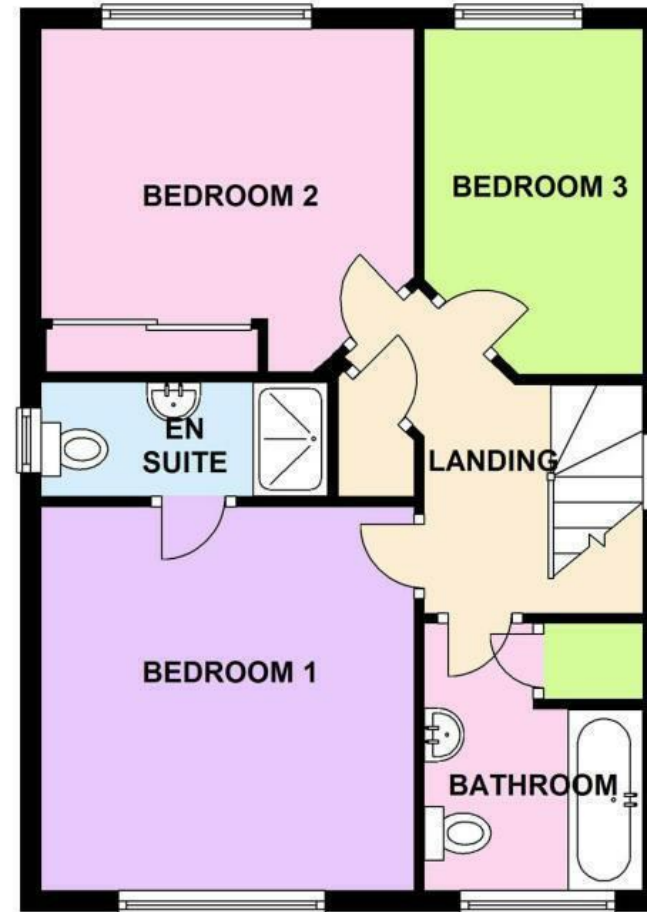
## GROUND FLOOR

APPROX. 45.9 SQ. METRES (494.3 SQ. FEET)



## FIRST FLOOR

APPROX. 45.6 SQ. METRES (490.4 SQ. FEET)



TOTAL AREA: APPROX. 91.5 SQ. METRES (984.7 SQ. FEET)

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.