



**Roundway Rise, Calne**  
**Offers In Excess Of £350,000**

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- Modern Three Bedroom Semi Detached
- Detached Garage
- Private Driveway
- Excellent Sized Kitchen/Dining Room
- Family Bathroom & En-Suite Shower Room
- Principal Bedroom With Built-in Wardobes
- Well Presented
- Popular Cherhill View Development
- Gas Central Heating & uPVC Double Glazing
- Motivated Vendors



### 5, Roundway Rise

An attractive, well presented Redrow Home, in the popular Cherhill View development.

The property offers well proportioned accommodation comprising entrance hall with a guest cloakroom, living room, spacious kitchen/dining room with contemporary units, granite worktops, integrated appliances, useful utility cupboard and sliding doors opening onto the rear garden. Upstairs the home enjoys a principal bedroom with en-suite shower room and two sets of built-in wardrobes, second double bedroom and generous single bedroom and a family bathroom with modern white suite.

Externally, the property features a south-facing rear garden, thoughtfully landscaped in two sections for low maintenance. There is a patio area, easy steps leading up to an artificial turf section, and an additional patio area tucked around the back of the garage. Perfect for alfresco dining.

Detached single garage with up-and-over door to front, power and lighting. Private driveway parking in front for two cars.

## Location

Cherhill View is a highly regarded development located on the south side of Calne, a historic market town. The area is popular with locals and offers plenty of green spaces and walking routes, with picturesque views over the Cherhill Downs. Within the development, there is a small play area, and nearby, residents benefit from multiple schools, local amenities, and easy access to the surrounding countryside.

## The Home

From the Heritage Redrow Collection, this home is positioned near the entrance of the estate, enjoying a private outlook over green hedges and verge at the front. The property is detailed further as follows:

## Living Room

**15'11" x 10'7" (4.87m x 3.25m)**

The living room is positioned at the front of the home with a large window that fills the space with natural light. It comfortably accommodates multiple sofas and display furniture and features a durable wood-effect floor, ideal for families and pets.

## Dining Kitchen

**17'7" x 11'3" (5.38m x 3.45m)**

A stylish, modern dining kitchen with high-quality granite worktops, a built-in sink, and sleek floor and wall cabinetry. Equipped with built-in appliances, including a double oven, fridge-freezer, electric hob with hood over, and dishwasher. There's a natural space for a large dining table and chairs, making it perfect for entertaining. Double patio doors open to the rear garden. Finished with hardwood flooring and spotlighting.

## Utility Cupboard

A door opens to the utility cupboard, where there is plumbing for a washing machine and space for a tumble dryer on top. The home features a water softener.

## Guest Cloakroom

Modern fitted suite to include a watercloset and semi-pedestal wash basin, radiator, privacy glazed window to the front.

## First Floor Landing

Doors open to all three bedrooms, the family bathroom and airing cupboard. Loft Access.

## Principal Bedroom

**11'3" x 10'9" (3.43m x 3.30m)**

The main bedroom allows for a king-size bed and has the benefit of two sets of sleek built-in wardrobes. A door opens to the en-suite and a large window views over the front of the home.

## En-suite

A generous size with a fully tiled double shower cubicle, W.C. , semi pedestal wash hand basin with vanity mirror above, recessed ceiling lights, tiled surrounds, chrome heated towel rail, tiled flooring.

## Bedroom Two

**11'7" x 8'9" (3.55m x 2.69m)**

Positioned at the rear of the home, this second double bedroom can accommodate further furniture for storage.

## Bedroom Three

**8'7" x 8'5" (2.64m x 2.59m)**

A generous single bedroom offering ample space for additional furniture. Currently used as a child's bedroom, it easily accommodates a single bed, wardrobes, and extra storage units. Alternatively, it would make an ideal home office or dressing room.

## Family Bathroom

**6'5" x 5'6" (1.98m x 1.68m)**

Featuring a decorative diamond window, this modern bathroom comprises a panel-enclosed bath with a shower and screen, a WC, and a wash basin with a vanity mirror above. Finished with tiled surrounds, a chrome ladder radiator, and tiled flooring, it combines style and practicality.

## Outside

Outlined in further detail as follows:

## Gardens

A mature front garden highlights the home's appeal right from the curb! Enclosed with hedging, a flat lawn, and a border planted with perennials under the front window.

The south-facing rear garden is thoughtfully landscaped in two sections for low maintenance. There is a patio area, easy steps leading up to an artificial turf section, and an additional patio area tucked around the back of the garage. Perfect for alfresco dining.

## Driveway & Large Garage

Private tarmac driveway with parking for two large vehicles comfortably in front of the garage. The detached single garage, is a great size and benefits from power and light with eaves storage space and access via an up and over door.

## Property Information

Built by Redrow Homes in 2018

Council Tax Band; C

Freehold

Mains Services

Gas Central Heating

EPC Rating; B











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

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