



Freegard Close, Calne
£435,000



NO CHAIN!! Placed in the newly built Regent Park development is this five bedroom detached home, offering an excellent-sized rear garden and green views to the front. The home is located in a cul-de-sac and benefits from a garage and driveway. Internally on the ground floor, the home has a large entrance hall, living room, dining kitchen family room, utility room, study, and a cloakroom. To the first floor, there are five great sized bedrooms, with the master benefitting from having an en-suite. Three out of the five bedroom also benefits from having built-in wardrobes, including the master. There is also a family bathroom. Externally the home has a welcoming front garden and a surprisingly large, south-facing rear garden. The cul-de-sac also benefits from having parking bays for visitors. 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

Ideally placed with a short walk to the town centre. The home is in the catchment for multiple primary schools and there is a secondary school. There is also a cut-through that allows for excellent dog walking routes and access to the 404 cycle route. The home is just a moment's walk to a newly opened convenience store.

ENTRANCE HALL

Upon entering the home via a glass panelled front door, you come to a spacious entrance hall. Where balustrade stairs rise up to the first-floor accommodation, with open storage under. Doors open to a study, cloakroom, living room, and the dining, kitchen family room.

LIVING ROOM

16'4 x 10'9 (4.98m x 3.28m)

With a window enjoying views out over the front of the home is the generously sized living room. Space allows for multiple sofas and display furniture.

STUDY

10'2 x 8'2 (3.10m x 2.49m)

Complimenting the property is a study. This room can accommodate a good size desk and further storage furniture. This room would also make a great playroom. A window looks out over the front of the home.

CLOAKROOM

5'6 x 3' (1.68m x 0.91m)

A white suite cloakroom, consisting of a water closet and wash basin. Tiled finishings.

DINING KITCHEN FAMILY ROOM

26'7 x 8'6 (8.10m x 2.59m)

Stretching across the back of the home is this fantastic dining, kitchen family room. Great for the modern day family and for those who like to dine and entertain. The room has been designed to allow natural areas for cooking, dining, and lounging. Outlined as follows:

KITCHEN

The kitchen is luxurious and has been fitted with a range of wall and base cabinets with granite worktops over. Beneath a window that enjoys views out over the rear garden is an inset sink with drainer. Integrated into the kitchen are a fridge freezer, dishwasher, gas hob with extractor hood over, and an electric oven.

LIVING DINING AREA

This area can accommodate a generous dining room table, chairs, and lounging furniture. French doors open out to the rear garden, expanding the living space during the warmer months,

UTILITY ROOM

8'6 x 5'9 (2.59m x 1.75m)

Following on from the kitchen is the utility room, fitted with matching wall and base units, granite worktops over. Space and plumbing allow for a washing machine and tumble dryer. A door opens out to the side of the rear garden.

FIRST FLOOR LANDING

From here, doors open to all five bedrooms and the family bathroom.

MASTER BEDROOM

14' x 12'6 (4.27m x 3.81m)

Enjoying views out over the front of the home, the master can accommodate a super king-size bed, bedside tables, and further bedroom furniture. This room also benefits from having built-in wardrobes. A door opens to the en-suite.

EN-SUITE

6'6 x 5'9 (1.98m x 1.75m)

The en-suite consists of a shower cubical, pedestal wash basin, and a water closet. A window looks out over the front of the home. Tiled finishings.

BEDROOM TWO

12'2 x 8'2 (3.71m x 2.49m)

Also benefitting from having built-in wardrobes is bedroom two. This room can accommodate a double bed, bedside tables, and further bedroom furniture. A window looks out over the front of the home.

BEDROOM THREE

8'10 x 8'10 (2.69m x 2.69m)

Bedroom three can accommodate a double bed and further bedroom furniture. This room also benefits from having built-in

wardrobes. A window looks out over the rear garden of the home.

BEDROOM FOUR

10'2 x 8'10 (3.10m x 2.69m)

Also with a window looking out over the rear garden is bedroom four, this room can accommodate a small double bed and further bedroom furniture or a very generous single bedroom.

BEDROOM FIVE

8'6 x 7'2 (2.59m x 2.18m)

Still ample in size, this room can accommodate a single bed and further bedroom furniture. A window looks out over the rear garden of the home.

FAMILY BATHROOM

8'6 x 5'8 (2.59m x 1.73m)

A white suite bathroom consists of a panel-enclosed bath with a screen and shower over, a pedestal wash basin, and a water closet. Tiled finishings. A window opens out over the side of the home.

EXTERNAL

Outlined as follows:

FRONT GARDEN

Laid mainly to lawn with planting to the borders. A path leads to the front entrance.

REAR GARDEN

The property boasts an exceptionally sized rear garden. Adjacent from the property the garden is laid with plum slate chippings, following up the garden you come to a decked area, a perfect spot for lounging and dining furniture. The rest of the garden is mainly laid to lawn with areas for pot planting. An array of shrubs and trees have been planted. A gate gives access to the side driveway of the property.

GARAGE

Accessed via an up and over door is the garage, fitted with power and light.

PARKING

To the side of the home is a driveway, allowing parking for three.

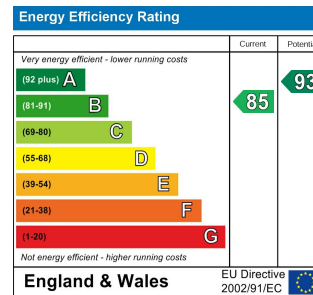
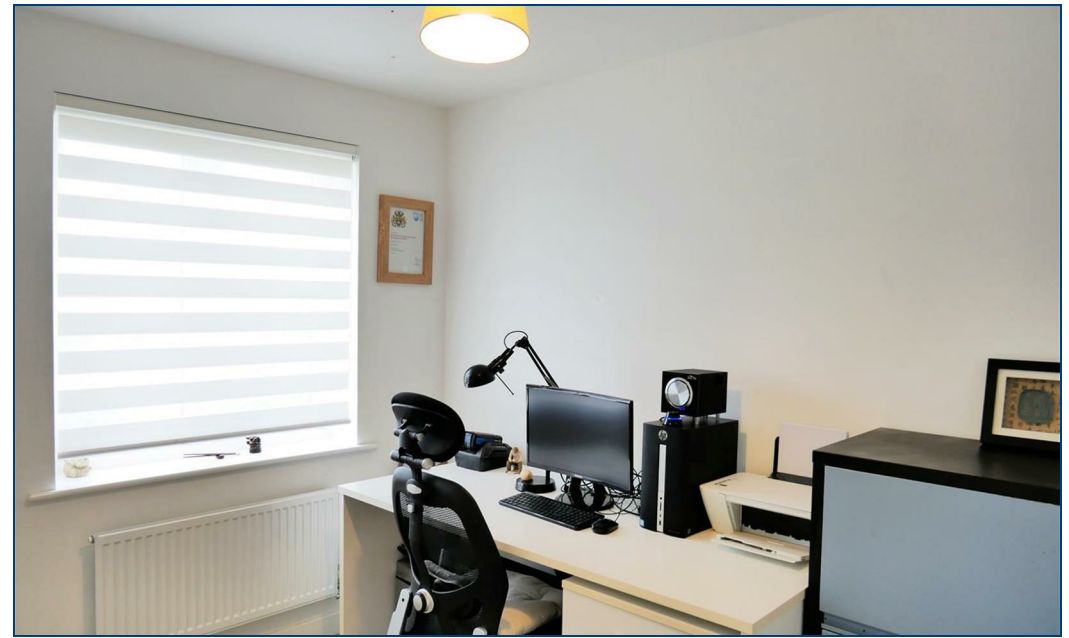
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N.B - THERE IS AN ESTATE CHARGE





SWEET



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

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