



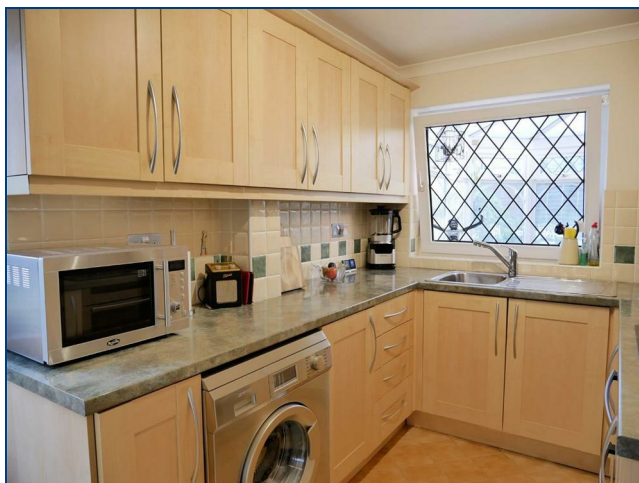
**Falcon Road, Calne**  
**Offers In Excess Of £318,000**





Sale Agreed on Home Show Weekend. Gorgeous detached home with expansive living space and landscaped gardens to both front and rear. The home features a 15ft x 10ft conservatory with vaulted ceiling, and a 15 ft 9 x 14' 9 living room that opens out onto a dining room. There is a quality fitted kitchen and an entrance porch to the ground floor.

The first floor has three bedrooms with two being large double rooms. The bedrooms are complemented by a quality fitted shower room with large walk-in double shower. The home has drive parking and a garage. There is double glazing, gas warm air central heating and underfloor heating to the conservatory and shower room.



## **ENTRANCE PORCH**

**5'0" x 4'6" (1.52 x 1.37)**

Entrance door and a door to the living room. Double coat cupboard and a window.

## **LIVING ROOM**

**15'9" x 14'9" (4.80 x 4.50)**

An expansive room that has a wide opening to the dining room. This allows interaction with dinner guests. There is room for a large sofas and further items of sizeable furniture. Under stairs fitted cabinet. Stairs rise to the first floor. A window looks out over the front landscaped garden.

## **DINING ROOM**

**13'0" x 7'9" (3.96 x 2.36)**

A door gives access to the kitchen and a patio door opens out onto the conservatory. This room offers space for a large dining table, chairs and extra furnishing.

## **KITCHEN**

**14'0";9'10" x 7'4" (4.27;3 x 2.24)**

A window looks out over the rear landscaped garden a glazed door gives access out onto the site patio. There is a selection of fitted wall and floor cabinets with work surfaces and attractive tile finishes. Inset stainless steel sink and drainer. There is an integrated double oven, halogen hob and stainless steel chimney hood over. Plumbing for washing machine. Space has been allowed for a large American-style fridge freezer.

## **CONSERVATORY**

**15'0" x 10'0" (4.57 x 3.05)**

Generous in size the conservatory has a vaulted ceiling and the bonus of underfloor heating. Windows look out over the rear garden and French doors open out to expand living space in fine weather. There is room for a number of sofas and further items of furniture.

## **FIRST FLOOR LANDING**

Doors give access to the bedrooms and to the shower room. Window to the side.

## **MASTER BEDROOM**

**13'7" x 8'10" plus wardrobes (4.14 x 2.69 plus wardrobes)**

A window gives a view out over the front landscaped garden. There are recessed wardrobes to one wall. The room can happily accommodate a large double bed and extra bedroom furniture.

## **BEDROOM TWO**

**12'4" x 9'0" (3.76 x 2.74)**

Placed at the rear of the home there is view out over the rear landscaped garden. This room can happily accommodate a large double bed and extra furniture to complement.

## **BEDROOM THREE**

**9'9" x 6'2" including wardrobes (2.97 x 1.88 including wardrobes)**

The room has built-in double wardrobes. There is room for single bed and extra furniture. A window views out over the front landscaped garden.

## **SHOWER ROOM**

**8'0" x 6'6" (2.44 x 1.98)**

Quality fitted shower room that has a vanity with storage, display shelf, inset basin and a water closet with concealed cistern. The centrepiece is a walk-in double shower with glass surround, shower and rain head shower. There is a window with privacy glass and underfloor heating.

## **FRONT GARDEN**

The garden has flat lawn and flowerbeds that are filled with mature ornamental planting.

## **DRIVE PARKING**

The drive offers parking two vehicles and leads to the garage. From the drive a path leads to the front access door.

## **GARAGE**

Vehicle access to the front is far up and over door. At the rear of the garage is a window and glazed door to the garden.

## **SIDE PATIO**

Placed to the side of the home and accessed from the kitchen is a patio area. An ideal place for breakfasts and outside dining. Screened partially from the main garden it offers good privacy.

## **REAR LANDSCAPED GARDEN**

The garden has been landscaped to offer areas of different character. There are patios for relaxing, a shaped lawn and raised and shaped flowerbeds for ornamental planting.

## **NOTE**

Council Tax Band - C

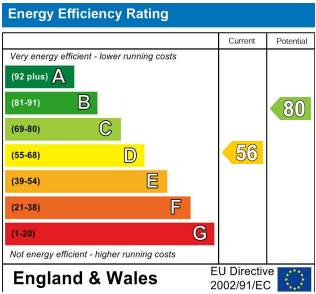












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