



Andrews Way, Calne
Asking Price £300,000



Placed in the desirable, newly established Stoke Meadow development built by CG Fry, is this spacious, three-bedroom semi-detached home. The home enjoys a private rear garden and driveway parking with a detached garage. Internally, there is a welcoming entrance hall, cloakroom, generous living room, and an impressive size, dining kitchen with integrated appliances. On the first floor, there are three bedrooms with two of them being doubles and the third being an excellently sized single. There is also a family bathroom and extra storage cupboards. Gas central heating and double glazing.



LOCATION

The home is placed on the south side of Calne, right on the doorstep of Bowood House and gardens, where there are beautiful countryside walks. Just a gentle walk to the centre of Calne means that you will pass the Heritage Quarter which features the Merchant Green, Norman Church, the River, and the quaint shops. A further bonus is that the local secondary school, leisure centre (with swimming pool) and a newly opened Asda shops are all just a few minutes walk away.

THE HOME

This home was built in recent times and has 6 years remaining in the NHBC. Outlined in further detail as follows:

ENTRANCE HALL

Upon entering the home, you step into a welcoming entrance hall where balustrade stairs rise up to the first-floor accommodation. Doors lead through to the dining kitchen, living room and cloakroom. A further door opens to storage beneath the stairs.

CLOAKROOM

Complementing the ground floor accommodation is a cloakroom, which consists of a water closet and a pedestal washbasin. Tiled finishings.

LIVING ROOM

9'09 x 13'03 (2.97m x 4.04m)

With a large window enjoying views out over the front of the home, is the living room. Space allows for multiple sofas and display furniture. Carpeted flooring.

DINING KITCHEN

17'03 x 9'07 (5.26m x 2.92m)

Stretching across the back of the home is an impressive sized dining kitchen. The room has been arranged allowing natural areas for dining and cooking, creating a fantastic room for the modern-day family or for those who like to dine and entertain.

The kitchen is comprised of a range of fitted wall and base cabinets. Integrated into the kitchen are AEG appliances, including a washing machine, dishwasher, fridge freezer, mid-height double oven, and a five-ring gas hob with extractor hood over. Beneath a window looking out over the rear garden is a sink and half with a drainer. Tiled finishings and under-counter lighting. To the other end of the dining kitchen, space allows for a generous dining room table and chairs. A glazed door opens out to the rear garden.

LEAN TO

10'03 x 7'07 (3.12m x 2.31m)

From the dining kitchen, you walk into a garden lean-to with a radiator and lighting. This is an addition to the home by the current owners and is useful extra space for utilities and storage of outdoor wear. Viewing over the garden.

FIRST FLOOR LANDING

A balustrade landing where doors open to all three of the bedrooms and the family bathroom. Two further doors open to a deep storage cupboard above the stairs and to a cupboard where the wall mounted boiler is housed. There is loft access. The loft has a light, a drop-down ladder, and raised boarding.

BEDROOM ONE

9'09 x 12 (2.97m x 3.66m)

The principal bedroom has a large window opening out over the front of the home. Space allows for a double bed, bedside tables, and further bedroom furniture. There is the benefit of a bank of fitted wardrobes.

BEDROOM TWO

11'07 x 10'02 (3.53m x 3.10m)

With a window looking out over the rear of the home is bedroom two. This room can accommodate a double bed, bedside tables and further bedroom furniture.

BEDROOM THREE

8'02 x 6'09 (2.49m x 2.06m)

A fantastic sized bedroom, which allows for a single bed and further bedroom furniture. This room would also make a great home office. A window opens out over the rear garden of the home.

FAMILY BATHROOM

The family bathroom consists of a panel-enclosed bath shower and screen, wall hung wash basin, and a water closet. Tiled finishings and chrome heated towel rail. A window opens out over the front of the home. Space allows for storage furniture.

EXTERNALS

Outlined as follows:

GARAGE

10'03 x 19'07 (3.12m x 5.97m)

Accessed via an up and over door from the front of the garage, and a side door from the garden. Fitted with power and light. To the front of the garage, is a block paved driveway, with a car port, allowing parking for two.

GARDEN

Extremely private and landscaped to offer a flat lawn area for recreation with a pleasing rear border, planted with trees and shrubs. Behind the garage is a further covered storage area, as well as a decked area for alfresco dining.

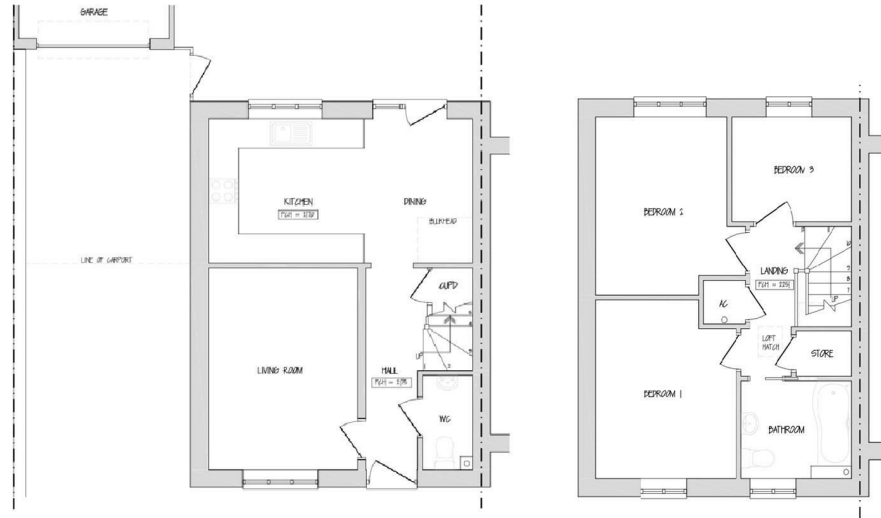
N.B

There is an annual estate charge, First Port Management Company.

Planning permission was granted for an attic conversion. Ask Butfield Breach for further information.







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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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