

Foxglove Way, Calne

£250,000

Butfield Breach

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- EXTENDED FAMILY HOME
- FOUR BEDROOMS
- OFF ROAD PARKING
- 21ft DINING KITCHEN
- UTILITY OUTBUILDING
- FAMILY ROOM
- SOUTH-EAST FACING GARDEN
- DOUBLE GLAZING
- CLOSE TO TOWN'S AMENITIES
- GAS CENTRAL HEATING AND PARTIAL UNDERFLOOR HEATING







5, Foxglove Way

An extended four-bedroom end terrace family home in a popular residential location, a short walk from schools, shops and the town centre.

Internally, the home features a spacious and stylish kitchen dining room, a living room and a further reception room ideal as a family room or home office. On the first floor, there are two double bedrooms, one L-shaped single bedroom, a bathroom and a further single bedroom which would make a lovely nursery or study.

A further benefit is the purpose-built utility/store in the garden, which offers light, power and plumbing as well as being insulated.

The rear garden enjoys a south-easterly aspect and a lovely patio area with pergola for al fresco dining. To the front of the home there is off road parking for one car.

Gas central heating, partial underfloor heating and double glazing throughout.

CALNE AND SURROUNDING AREA

Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of independent and high-street shops, supermarkets and eateries. There is a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and dental surgeries with three leisure centres with swimming pools, fitness suites, and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs, as well as a great cycling and running community to name a few. To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury, and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

LOCATION

The home is located in a cul de sac and is a gentle walk away from local primary schools, shops, the town centre and open countryside.

An outline of the home in more detail is as follows.

ENTRANCE PORCH

A useful entrance porch with space for coat and shoe storage. A window faces to the front and a door leads to the living room. Wood flooring.

LIVING ROOM

12'02 13'01 (3.71m 3.99m)

The living room enjoys ample space for sofas and armchairs alongside display furniture. A window views out to the front of the home and stairs rise to the first floor. Wood flooring. A door leads to the dining kitchen.

DINING KITCHEN

21'01 x 11'02 (6.43m x 3.40m)

Fitted in recent years, the stylish kitchen comprises a range of dark blue fitted cabinets with copper hardware and laminate work surfaces over. A particular feature is an electric range cooker with three ovens, a grill and an induction hob, with a copper colour splashback. There is space for an American fridge freezer and a dishwasher. A ceramic sink is positioned under a window that views over the rear garden and French doors open out to extend the social space in the warmer months.

A dining set is happily accommodated, ideal for those who like to entertain or the modern family.

A door leads to the family room/study

FAMILY ROOM

10'04 x 6'11 (3.15m x 2.11m)

A further reception room which would make an ideal hobby room, playroom or home office. A window views to the front. There is electric under floor heating with fitted carpet.

UPSTAIRS LANDING

The carpeted upstairs landing gives access to the four bedrooms and the bathroom.

BEDROOM ONE

13'01 x 8'11 (3.99m x 2.72m)

Bedroom one can accommodate a kingsized bed, alongside wardrobes and further furniture. A window views to the front. Underfloor heating and fitted with carpet.

The loft access is from this room, which is where the combi boiler is located. The loft has a drop-down ladder, a light and is boarded.

BEDROOM TWO

9'05 x 6'11 (2.87m x 2.11m)

Bedroom two is a further double bedroom, with a window viewing to the fornt of the home. Underfloor heating and fitted with carpet.

BEDROOM THREE

10'06 max x 6'11 (3.20m max x 2.11m)

An L-shaped bedroom which has ample space for a single bed alongside a wardrobe and further bedroom furniture. A window looks over the rear garden. Underfloor heating and fitted with carpet.

BEDROOM FOUR

6'06 x 5'09 (1.98m x 1.75m)

The fourth bedroom is currently used as a home office but would also lend itself as a nursery or a dressing room. A window views to the rear aspect. Fitted with carpet.

BATHROOM

6 x 5'10 (1.83m x 1.78m)

The bathroom suite comprises a panel bath with electric shower over and glass splash screen, a pedestal WC and wash basin. There is a useful storage cupboard and window with privacy glass.

REAR GARDEN

The rear garden enjoys a south-easterly aspect and is fully enclosed. The large paved patio includes the feature of a metal pergola and offers different areas for dining and relaxation. The remainder of the garden is laid to lawn with planting to the borders, and the very end of the garden is currently fenced off and laid to woodchip for the homeowners chickens. There is an outdoor power supply and tap. Access to the brick-built utility room is from the garden.

OUTBUILDING/UTILITY

A purpose-built brick building which has power, light, hot and cold water plumbing and insulation. Currently used as a utility room/store and for gym equipment. With door and window to the side.

OFF ROAD PARKING

There is a gravel area to the front of the home allowing parking for one car.

SERVICES

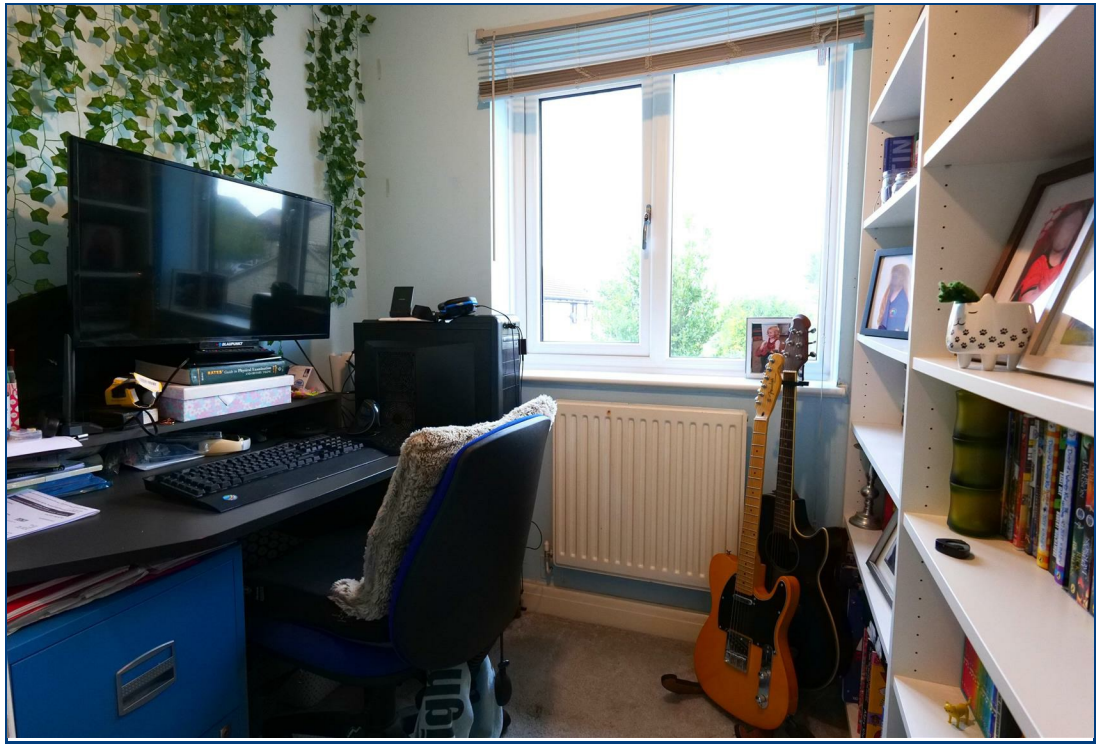
All mains services are connected.

Council Tax Band B.

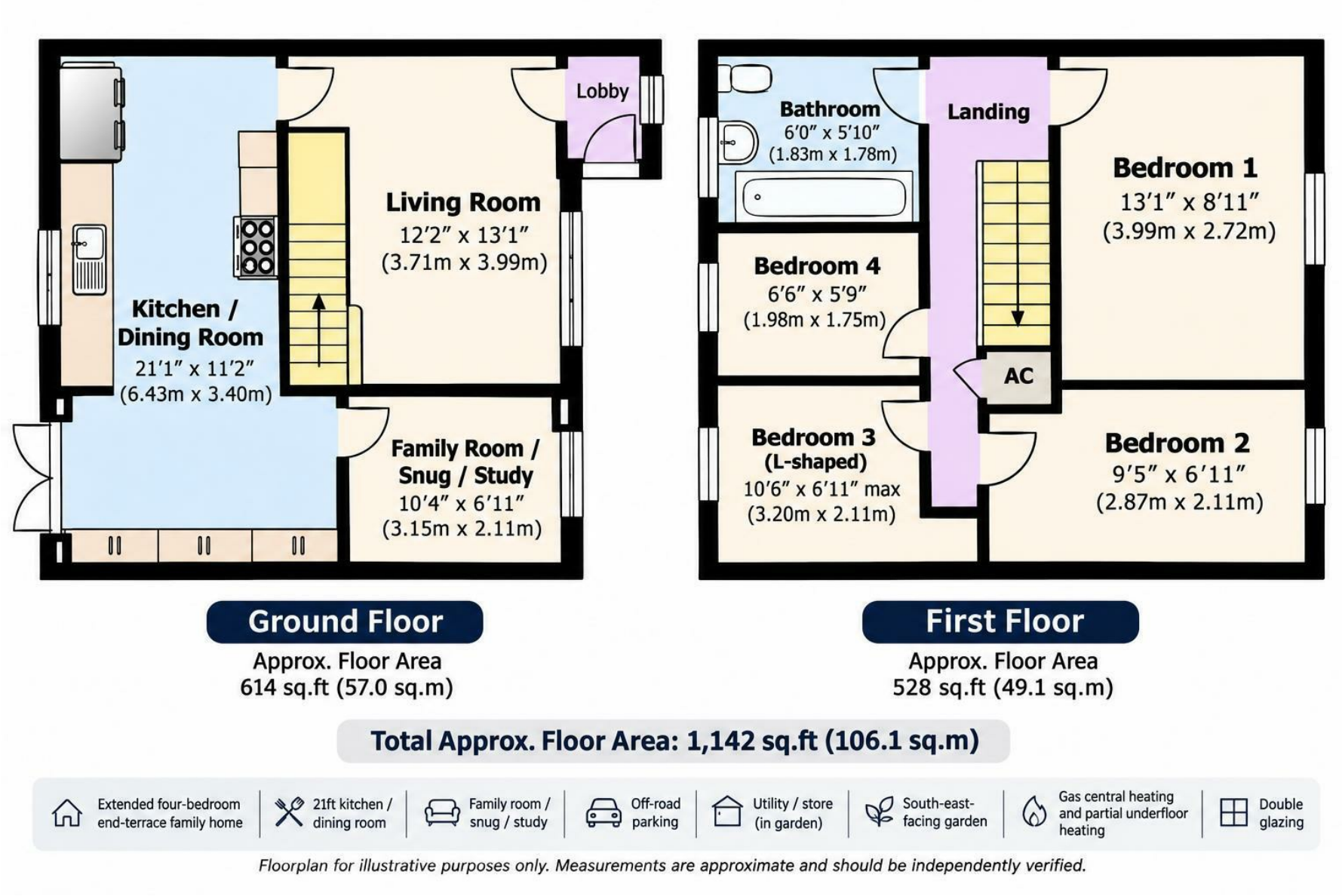





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