

Britannia Drive, Calne

£325,000

Butfield Breach







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A well-presented three-bedroom detached home. Ideally positioned within a peaceful residential cul-de-sac. This attractive property boasts a contemporary open-plan layout, enhanced by energy-efficient underfloor heating throughout the ground floor, as well as a convenient guest cloakroom. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with an en-suite, along with a contemporary family bathroom. Externally, the property features a thoughtfully landscaped garden, creating a perfect space for relaxing or entertaining. A private driveway and a substantial single garage provide excellent parking and additional storage solutions.



LOCATION
Britannia Drive is situated on a quiet residential cul-de-sac. Ideally placed with a short walk to shops, the town centre and bus links. The home is in the catchment for multiple primary schools and also a secondary school. There is also a cut through which allows for excellent dog walking routes and access to the 404 cycle route.

THE HOME
Located within the Exclusive 'Bell Meadow' development, finished in 2018. Outlined in further detail:

ENTRANCE PORCH
Covered entrance porch with entrance door to the hallway.

ENTRANCE HALLWAY
Upon entering the home there is a formal entrance hall, with a set of stairs to the first floor. A glass-panelled door opens to the main living space and a further door opens to the storage cupboard and cloakroom. Vinyl flooring with underfloor heating.

CLOAKROOM
An obscured double-glazed window to the front provides natural light. Comprising a vanity wash basin and a close-coupled WC with a concealed cistern. Finished with feature wall tiling and tiled flooring with underfloor heating, the space also benefits from an extractor fan and privacy window.

OPEN PLAN LIVING:
A bright and open plan living space naturally arranged to offer different areas of use, further detail as follows:

FITTED KITCHEN & DINING AREA
14'5 x 8'4
Modern gloss wall and base units are complemented by wood-effect worktops and an inset one-and-a-half bowl sink with a pull-out mixer tap. The kitchen is fully equipped with integrated appliances, including a stainless steel five-ring gas hob with splashback and extractor hood, a chest-height double oven, and dishwasher.There is also space for a fridge freezer and plumbing for a washing machine.

The space is finished with vinyl flooring, underfloor heating, and recessed spotlights. A natural dining area provides room for a table and chairs, creating a seamless flow between cooking and living spaces.

LIVING SPACE
15'5 x 13'1
Double-glazed window and French doors to the rear overlooking the garden. Storage cupboard. Vinyl flooring with underfloor heating.

FIRST FLOOR LANDING
Doors open to all three bedrooms and the family bathroom. There is a further door to the airing cupboard and loft access. There is a feature window to the side.

MASTER BEDROOM
14'1 x 8
Space allows for a king-size bed and further bedroom furniture. A door opens to the en-suite. A window opens over the garden.

EN-SUITE
Tiled shower cubicle with rainfall shower. Vanity wash basin with soft-close drawers and mixer tap, and WC with concealed cistern. Tiled finishings with motion sensor lights, extractor fan, and shaver point. Chrome ladder radiator

BEDROOM TWO
9'10 x 8
A double bedroom with vinyl flooring, a window open over the front. Space for a double bed and further furniture.

BEDROOM THREE
10'6 x 7'2
A rear-facing window provides natural light, with space suitable for a single bed or ideal as a home office.

FAMILY BATHROOM
A modern fitted suite comprises a vanity wash basin with soft-close drawers and a mixer tap, along with a WC with a concealed cistern. The room benefits from motion sensor lights, a chrome ladder radiator and a panelled bath with a separate shower over, and a glass shower screen.

EXTERNALS
Outlined in further detail as follows:

GARDEN
The garden has been carefully designed and landscaped to create a generous patio area - perfect for evening entertainment and a lawn area with a raised bed. There is a side gate allowing easy access to the allocated parking spaces and a single garage.

GARAGE
A larger than average garage with up and over door, power, light, and eaves storage. Driveway to the front.

PARKING
Driveway to the front providing off-road parking with additional parking space to the side.
There is also ample visitor car parking avalible in the courtyard.

SERVICES
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band D

Tenure - Freehold

Management Fee: Approx £325 per annum

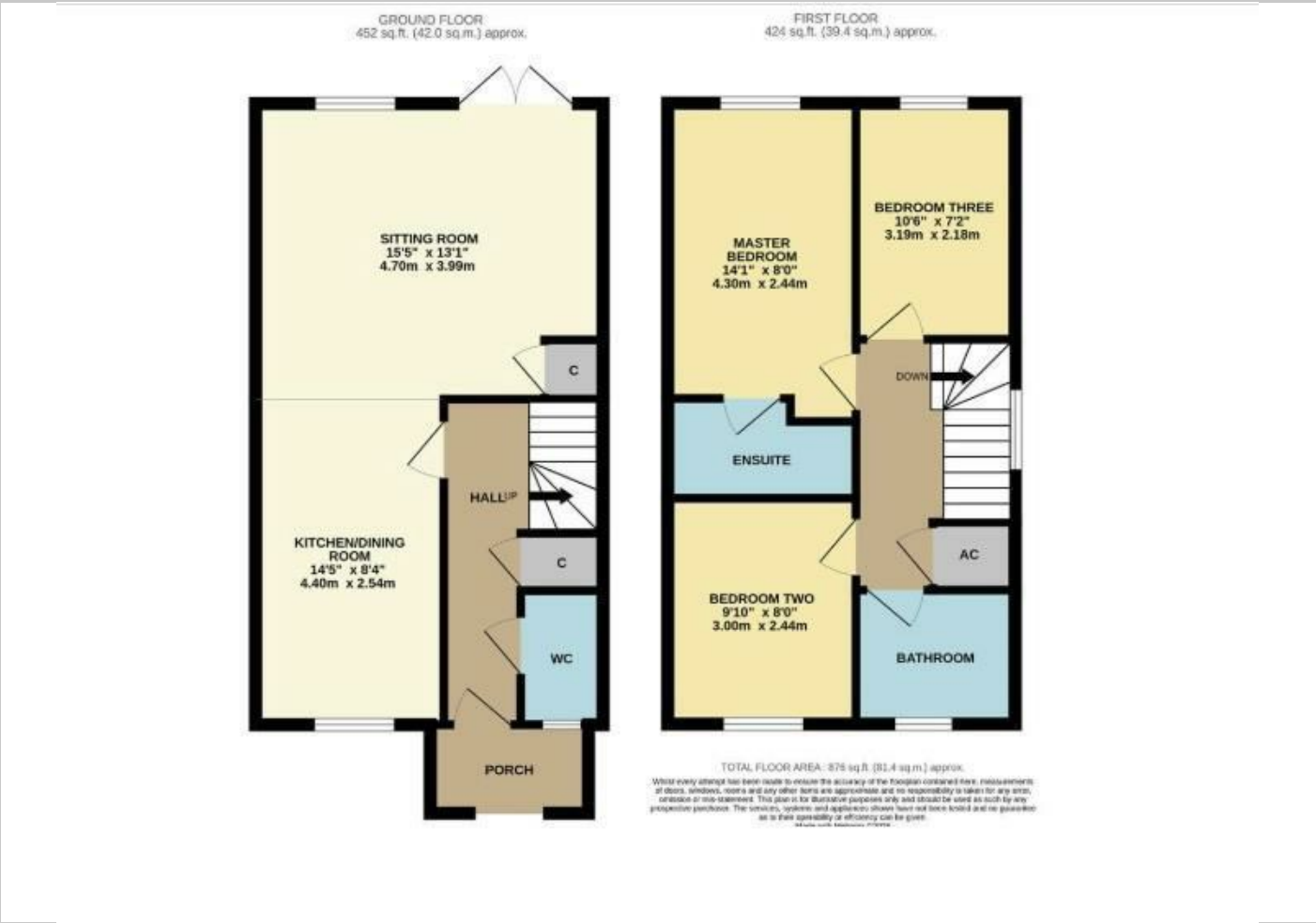






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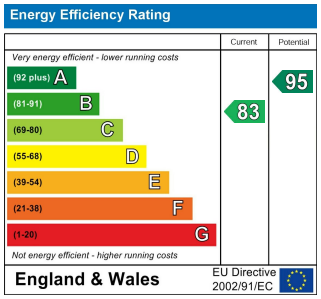
Floor Plans

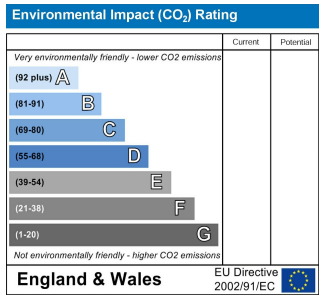


Area Map



Energy Performance Graph





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