



Heather Way, Calne
Offers In Excess Of £450,000



A detached five-bedroom home that has a landscaped rear garden and outstanding ground floor living space. There is a 16ft living room, 18ft family room and a 17ft 6 fitted dining kitchen. The ground floor is completed by an entrance hall, guest cloakroom and a utility room. The first floor five bedrooms are complemented by an en-suite plus a four piece 'Jack and Jill' bathroom. There is drive parking, a garage, gas central heating and double glazing. Placed in a cul-de-sac location on the south side of Calne.



POSITION

The home is placed on a leafy residential development to the south side of Calne. A gentle walk away are country walks, a leisure centre and the local secondary school.

THE TOWN & HERITAGE QUARTER

Between this home and Calne centre is an area steeped in History and recently classed as a Heritage Quarter. There is the Norman Church and close by is the large Merchants Green surrounded by impressive period homes. There are quaint shops on Church Street and a walkway takes you to St Marys Courtyard which has a Bistro. As you walk down Church Street you will come to Calne centre, passing the river Marden and enjoying a host of facilities. Calne is famous for Wiltshire Ham and the Discovery of Oxygen. There are a number of restaurants, cafes, independent shops and supermarkets.

ACCESS & AREAS CLOSE BY

To the east, down the A4, you will pass Cherhill White Horse, Historic Avebury and then onto Marlborough. To the west is Derry Hill/Bowood, Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound. To the south is the market town of Devizes.

ENTRANCE HALL

Doors give access to the guest cloakroom, living room and to the family/dining room. Stairs rise first-floor. Under stairs cupboard.

GUEST CLOAKROOM

5'6 x 2'6 (1.68m x 0.76m)

Window with privacy glass. Water closet and wash basin.

LIVING ROOM

16' x 12'3 (4.88m x 3.73m)

A bay window views out over the front garden. There is the focal point of a timber fire surround with gas effect coal fire. There is room for a number of sofas and further items of furniture to complement. French doors open to the family room.

FAMILY ROOM

18' x 11'9 (5.49m x 3.58m)

A very generous and multi-functional room. There is space for a large dining table with chairs, sofas and further items of large furniture. There is a picture window to the kitchen, a wide opening to the kitchen and a door to the utility room

FITTED DINING KITCHEN

17'6 x 8'9 (5.33m x 2.67m)

The room has been organised to offer space for a dining table and chairs. Patio doors open onto the garden and expand the living space in fine weather. A window looks out over the rear garden and skylight windows also. There is a selection of fitted wall and floor cabinets with work surfaces. Inset hob with hood over, inset electric oven and integrated dishwasher. Space for fridge freezer. Stainless steel sink and drainer.

UTILITY ROOM

8'1 x 4'10 (2.46m x 1.47m)

A window looks out over the rear garden and a glazed door opens out onto the garden also. Door to the garage. Wall and floor cabinets. Inset sink and drainer. Plumbing for washing machine. Gas central heating boiler.

FIRST FLOOR LANDING

Doors open to the bedrooms and to the main bathroom.

BEDROOM ONE

11'7 x 10'7 (3.53m x 3.23m)

A window gives a view out over the front. Built-in double wardrobe. There is room for a super king-size bed and further furniture. Door to the Jack and Jill main bathroom.

FOUR PIECE BATHROOM

11'6 x 5'9 (3.51m x 1.75m)

The bathroom can be accessed from the hall and from bedroom one. The suite offers a corner shower cubicle, water closet, pedestal wash basin and a panel enclosed bath. There is a dresser mirror with lighting, tile finishes and a window with privacy glass. Chrome towel rail radiator.

BEDROOM TWO

16'1 x 8'1 (4.90m x 2.46m)

A window offers a view out over the front. There is room for a super king-size bed and extra items of furniture. Wall lights. Door to the en-suite.

EN-SUITE

8'1 x 6'1 (2.46m x 1.85m)

The suite offers a corner shower cubicle, vanity cabinet with inset basin and a water closet. Chrome towel rail radiator and tile finishes. Window with privacy glass.

BEDROOM THREE

10'1 x 9'7 (3.07m x 2.92m)

This bedroom has a window that looks out over the rear garden. Built-in double wardrobe. There is room for a large double bed and further furniture.

BEDROOM FOUR

8'6 x 7'1 (2.59m x 2.16m)

A window looks out over the rear garden. A generous single room and an nice position for a study also.

BEDROOM FIVE

8'2 x 7'2 (2.49m x 2.18m)

A window views out over the front. Another generous single bedroom and currently used for dressing.

EXTERIOR FRONT PARKING

A tarmac drive leads the garage. A graveled area offers extra overflow parking. There is a storm awning over the front door and there is a gate to the side leading to the rear garden.

INTEGRAL GARAGE

16'9 x 9'3 (5.11m x 2.82m)

Roller door access to the front and a door to the utility room. Power and light.

REAR ENCLOSED GARDEN

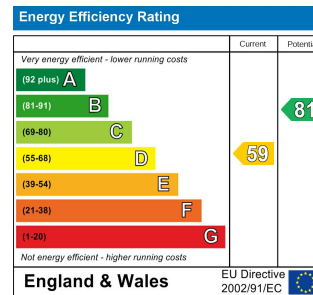
The garden has been landscaped to offer two large patio areas for outside dining and entertaining. There is a flat lawn and a number of flowerbeds that are well-stocked.

NOTE

Council Tax Band - E







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

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