

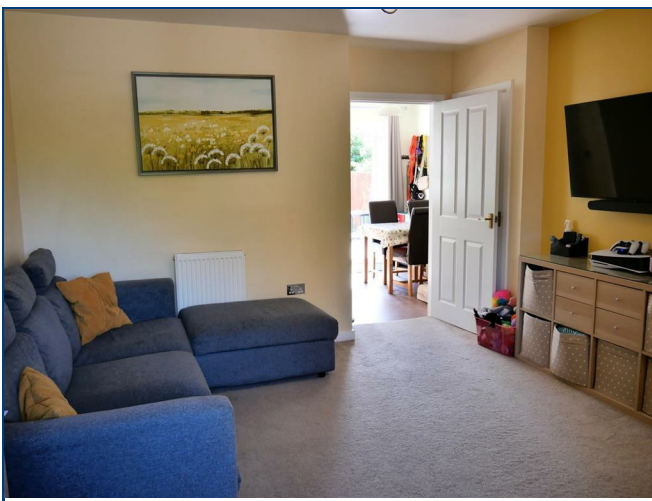
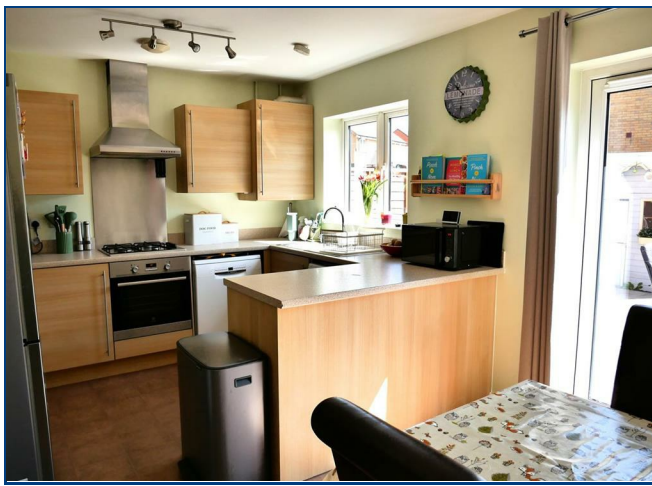


**Dakota Drive, Calne**  
**£255,000**



2 The Square, Calne, Wiltshire, SN11 0BY  
01249 821110  
[calne@butfieldbreach.co.uk](mailto:calne@butfieldbreach.co.uk)  
[www.butfieldbreach.co.uk](http://www.butfieldbreach.co.uk)

- End-Terrace in a Quiet Cul-De-Sac Location
- Three Bedrooms
- Two Allocated Parking Spaces
- Southerly Garden of Excellent Size
- Dining Kitchen with French Doors
- En-Suite, Guest Cloakroom and Family Bathroom
- Downstairs Cloakroom
- Double Glazing
- Gas Central Heating
- Close to Countryside Walks and the Town's Amenities



**65, Dakota Drive**

Placed in an enviable tucked-away location, this well presented three bedroom semi detached home has countryside nearby, whilst the amenities of the town centre are within walkable reach. Internally, there is an entrance hall, spacious living room, downstairs cloakroom and a dining kitchen which has French doors that open to the rear garden. On the first floor, there are three bedrooms, the principal with en suite, and a family bathroom. Externally the home enjoys an enclosed, south-easterly rear garden, an additional side and front garden and off-road allocated parking for two. Double glazing and gas central heating.

## 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 property is positioned on a modern development that has been built in recent years. Ideally placed to the North of the town, the home is in the catchment for multiple primary schools and also a secondary school. The multiple facilities of the town are easily accessed and close by are excellent walking routes, open countryside and access to the 404 cycle route. There is good access to public transport with the 40a/40c bus stops on nearby Hurricane Drive and with easy links to the Calne bypass and town centre.

## The Home

An attractive end-terrace home which enjoys an open outlook within a peaceful and tucked away location on Dakota Drive. In more detail as follows;

## Entrance Hall

The welcoming entrance hall gives access to the cloakroom and living room. Stairs rise to the first floor. Fitted with carpet.

## Living Room

**14 x 12'01 (4.27m x 3.68m)**

A good sized room with a window facing the front of the home and ample space for sofas, armchairs and display furniture. A door opens to a deep under-stairs cupboard, providing excellent storage. A door leads to the dining kitchen. Carpeted flooring.

## Cloakroom

**5'05 x 4 (1.65m x 1.22m)**

Comprising a pedestal water closet and hand wash basin. A

window with privacy glass faces the front of the home. Vinyl flooring.

## Dining Kitchen

**15'04 x 9 (4.67m x 2.74m)**

A lovely bright room with French doors that open out to the sunny rear garden, expanding the home in the warmer months. The kitchen is divided into natural areas for cooking and dining. The modern fitted kitchen comprises a selection of wall and base units with a laminate worktop over. Integrated to the kitchen is an electric fan oven and four ring gas hob with extractor hood. The combi boiler is housed within a wall cupboard here. There is space for a tall fridge freezer, dishwasher and washing machine. A stainless steel one and half sink and drainer is situated under a window that views out across the rear garden. In the dining area, there is ample space for a dining table and chairs. The kitchen is finished with tile-effect vinyl flooring.

## Upstairs Landing

The carpeted first floor landing provides access to the three bedrooms and the family bathroom. Loft access is here. The loft has been boarded and shelved, with a light and a drop-down ladder.

## Principal Bedroom

**11'08 x 9'06 (3.56m x 2.90m)**

The principal bedroom can accommodate a kingsize bed, with bedside tables and further furniture. There is the benefit of a 'Hammonds' in-built double wardrobe with mirror-fronted sliding doors. A window views over the front of the home and the room is fitted with carpet. A door leads to the en suite.

## En Suite

**5'10 x 5'07 (1.78m x 1.70m)**

Comprising a shower cubicle with electric shower, pedestal water closet and wash basin. A window with privacy glass faces the front aspect. Fitted with vinyl flooring.

## Bedroom Two

**9'02 x 8'09 (2.79m x 2.67m)**

With a window that views over the rear garden, bedroom two is a good double bedroom, with space to fit a double bed, wardrobe and further furniture. Fitted with carpet.

## Bedroom Three

A generous single bedroom with a window to the rear aspect. Carpeted.

## Family Bathroom

A modern fitted suite comprising a pedestal water closet, wash basin and panel bath with mixer tap and shower attachment. Partially tiled walls and wood-effect vinyl flooring.

## Exterior

A particular feature of the home is the excellent outside space. In more detail as follows;

## Frontage

The home has a paved path that links the front door and a side access gate to the garden. There is an area of decorative shingle, ideal for pot plant display. A large stretch of lawn links to the allocated parking spaces, providing a useful additional area for seating, bin storage or horticulture.

## Southerly Rear Garden

Enjoying a sunny aspect all day, the south-east facing garden is of an excellent size and enjoys good privacy, whilst being fully enclosed. A large paved patio offers a lovely spot to dine and entertain and is accessed directly from the dining kitchen's French doors. To one side of the patio, there is an area of plum slate chippings with the majority of the remaining garden laid to lawn with planted borders at the far end. An additional feature is the substantial side garden which provides ample space and opportunity for garden storage, play equipment or further seating areas. A side gate opens to the front of the home and to the parking area.

## Allocated Parking

There is allocated parking for two cars to the front, side by side.

## Note

All mains services are connected.

Council Tax Band C.

There is an annual service charge payable by all residents for the upkeep of the common areas. Please contact Butfield Breach for more information.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. [www.epcassessments.co.uk](http://www.epcassessments.co.uk)



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

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