



Martin Way, Calne
Offers In Excess Of £355,000



A detached four bedroom home placed in a cul-de-sac and enjoying a southerly garden that has been beautifully landscaped. The ground floor offers a living room with bay window, fitted breakfast kitchen, guest cloakroom, utility room and a separate dining room which joins onto a wonderful conservatory. The conservatory is a vaulted ceiling and opens out onto a large patio area.

The first floor has four generous bedrooms are complemented by a fully tiled family bathroom. A front driveway offers parking for a number of vehicles and leads to an integral garaged. The home has gas central heating, double glazing and a summer house in the garden.



ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the north the by-pass offers routes westerly to Chippenham, Bath and the M4 westbound. To the the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the river Marden. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough. The area is serviced well for shopping having the new Tesco superstore and within walking distance are the multiple facilities of Calne centre.

LOCATION

The home is placed in a cul de sac and being a gentle walk away from the centre. An outline of the home in more detail is as follows.

ENTRANCE HALL

Doors give access to the living room, dining room, kitchen and the guest cloakroom. Stairs rise the first floor. Under stairs store cupboard. Tile floor.

GUEST CLOAKROOM

6'3" x 2'10" (1.91 x 0.86)

Water closet and a wash basin. Tile floor and tile finishes.

LIVING ROOM

16'7" x 13'3" (5.05 x 4.04)

This room enjoys a view out over the front garden from a bay window and a further window. Gas fire with fire surround is a focal point. The room can happily accommodate a number of sofas and further living room furniture. Dado rail. The

DINING ROOM

10'0" x 7'10" (3.05 x 2.39)

This room opens onto the conservatory. There is a dado rail and a hatch to the kitchen. This room for a dining table, chairs and further dining room furniture.

CONSERVATORY

11'6" x 9'3" (3.51 x 2.82)

This room views out over the rear garden and has windows to two sides plus a vaulted ceiling. Glazed French doors open out to the garden and expand the living space in fine weather. Being adjacent to the dining room it is ideal for interacting with dinner guests. A lovely place to relax.

FITTED KITCHEN

10'0" x 8'9" (3.05 x 2.67)

The room is arranged to offer space for a breakfast table and chairs. A window looks out over the rear garden. Access to the utility room. There is a selection of fitted wall and floor cabinets with work surfaces. Oven, gas hob and hood over. Space for a dishwasher. One and a half sink and drainer. Tile floor and tile finishes.

UTILITY ROOM

8'7" x 7'10" (2.62 x 2.39)

Doors give access to the rear garden and the garage. Room has been allowed for a washing machine and a large fridge freezer. Cabinets with inset sink and drainer. Gas central heating boiler. A window gives a view down the rear garden.

FIRST FLOOR LANDING

Doors give access to the bedrooms and to the bathroom. Access to loft and there is an airing cupboard.

BEDROOM ONE

15'6" maximum x 11'9" (4.72 maximum x 3.58)

A window offers a view out over the front. There is room for a large double bed and further furniture to complement.

BEDROOM TWO

13'9" x 8'9" (4.19 x 2.67)

A dual aspect room with windows that give a view down over the rear garden and out over the front. Another double bedroom with room for a large double bed and further furniture.

BEDROOM THREE

11'0" x 10'1" (3.35 x 3.07)

A window looks out over the rear garden and there is a built-in wardrobe. Space for a large double bed and extra furnishing.

BEDROOM FOUR

10'8" x 6'10" (3.25 x 2.08)

The final bedroom is a generous single in size but could accommodate a double bed if required. A window looks out to the front.

BATHROOM

6'10" x 6'8" (2.08 x 2.03)

Fitted suite comprises of a pedestal wash hand basin, water closet and a panelled bath with rain head shower and glass screen. Full height tiling and window with privacy glass. Heated towel rail.

FRONT GARDEN

In front of the home the garden has a flat lawn with a selection of planting and a shingled area for pot plant display. Ornamental tree.

DRIVEWAY PARKING

To the side of the home is a drive that can accommodate a number of vehicles. The drive leads to the garage and to the front access door. There is a gate to a side access that leads to the rear garden.

ATTACHED GARAGE

15'7" x 7'10" (4.75 x 2.39)

Up and over vehicle door access to the front and a personal door to the utility. Power and light.

REAR ENCLOSED GARDEN

The garden has a pleasing southerly aspect and is arranged to offer areas of different character. Adjacent to the home is a large patio area that is ideal for outside dining and entertaining. There is a shaped lawn for relaxation and there is a good selection of flowerbeds with ornamental trees and planting.

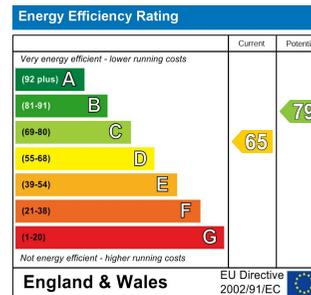
SUMMER HOUSE

14'0" x 9'0" approximate (4.27 x 2.74 approximate)

To one corner of the garden is a summerhouse that has power and lighting. Double door access.







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

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