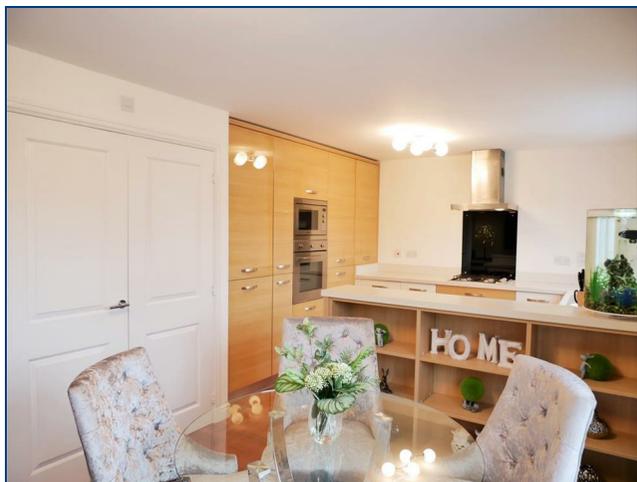




Hastings Drive, Calne
£425,000



BUTFIELD BREACH HOME SHOW- SALE AGREED! Placed in the desirable Steeple Chase development and part of the Redrow Heritage selection, is this immaculate four double bedrooms detached home with a southerly exposed landscaped rear garden. Internally, the home offers a welcoming entrance hall, cloakroom, a living room and a open plan dining kitchen family room with patio doors opening out to the rear garden. To the first floor, there are four double bedrooms with three of the bedrooms having built in wardrobes. The master also benefits from having an en-suite and there is also a family bathroom. Externally the home offers a southerly exposed landscaped rear garden with a porcelain tiled patio, front garden, and parking for two with an electric car charging point. The garage is organised as a home gym with a section for storage. The property is within close proximity of green spaces, countryside walks, and bus links. There is gas central heating and double glazing.



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 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.

LOCATION

The home is placed just to the north of the centre of Calne on the Steeple Chase residential development. The area is serviced well for shopping, having the new Tesco superstore within easy reach and multiple facilities in Calne centre a gentle walk away. The development has landscaped parks making it very pleasing to the eye.

ENTRANCE HALL

Upon entering the home via a glazed front door you come to a spacious entrance hall, where balustrade stairs rise up to the first floor accommodation. Doors open to the cloakroom, living room and dining kitchen family room.. Space is allowed for display furniture. Finished with laminate wood flooring.

LIVING ROOM

16'3 x 11'5

With a large window looking out over the front of the home is a generous sized living room. Space allows for multiple sofas and display furniture.

CLOAKROOM

6'3 x 3'4 (1.91m x 1.02m)

A recently upgraded cloakroom, consisting of a water closet and a wash basin inset to a vanity unit offering storage. Tiled finishes. A window with privacy glass opens out over the front of the home.

DINING KITCHEN FAMILY ROOM

29'11 x 12' (9.12m x 3.66m)

Stretching across the back of the home is this impressive open plan, living dining kitchen, ideal for those who like to entertain and the modern day family. Patio doors open out to the rear garden, expanding the living space during the warmer months. Outlined in more detail:

KITCHEN AREA

The kitchen is fitted with a range of wall and base cabinets

with integrated Smeg appliances, including a fridge freezer, mid-height oven, microwave, and gas hob with an extractor over. Beneath a window that looks enjoys views over the rear garden is a sink and half with a drainer. Double doors open to a 4'11 x 2'10 utility cupboard where plumbing allows for a dishwasher and washing machine.

LIVING DINING AREA

This section of the room can accommodate a generous dining room table, chairs, display furniture, and multiple sofas. A window also enjoys views out over the rear garden.

FIRST FLOOR LANDING

A balustrade landing where doors open to all four of the bedrooms and the family bathroom. A further door opens to an airing cupboard.

MASTER BEDROOM

11'5 x 10' (3.48m x 3.05m)

The master bedroom is of an excellent size and benefits from having built-in wardrobes. Space allows for a king size bed, bedside tables, and further bedroom furniture. A door opens to the en-suite and a large window looks out over the front of the home. Fitted with carpet.

EN-SUITE

8'4 x 3'8 (2.54m x 1.12m)

Complimenting the master bedroom is an en-suite, consisting of a shower cubical, wall hung wash basin, and a water closet. A window with privacy glass opens out over the side of the home. Tiled finishes and chrome heated towel rail.

BEDROOM TWO

12'10 x 9'1 (3.91m x 2.77m)

With a window looking out over the rear garden is bedroom two. This room can accommodate a double bed, bedside tables and further bedroom furniture. A door opens to hanging space and shelving. Laid with laminate wood flooring.

BEDROOM THREE

11'2 x 9' (3.40m x 2.74m)

A generous sized third bedroom, where space is allowed for a double bed, bedside tables and further bedroom furniture. A door opens to a cupboard fitted with hanging and shelving. Finished with laminate wood flooring.

BEDROOM FOUR

11'10 x 8'2 (3.61m x 2.49m)

A further double bedroom which can accommodate a double

bed, bedside tables and further bedroom furniture. Also laid with laminate wood flooring. A window looks out over the rear garden of the home.

FAMILY BATHROOM

8'2 x 6' (2.49m x 1.83m)

A white suite bathroom, consisting of a panel enclosed bath with shower over, water closet ,and wall hung wash basin. Tiled finishes and chromes heated towel rail. A window with privacy glass opens out over the side of the home.

FRONT GARDEN

The front garden is low maintenance and laid to lawn with a section laid to shingle, creating a great area for pot planting. There is also outdoor power points.

INTEGRAL GARAGE

Access through double doors is a section of the garage is an ideal space for storing outdoor equipment and tools. Fitted with power and light. Door to Home Gym area .The majority of the garage has been converted into a studio/home gym. Finished with spotlighting and laminate wood flooring.

DRIVE PARKING

To the front of the home, there is parking for two and there is an electric car powerpoint. Side access.

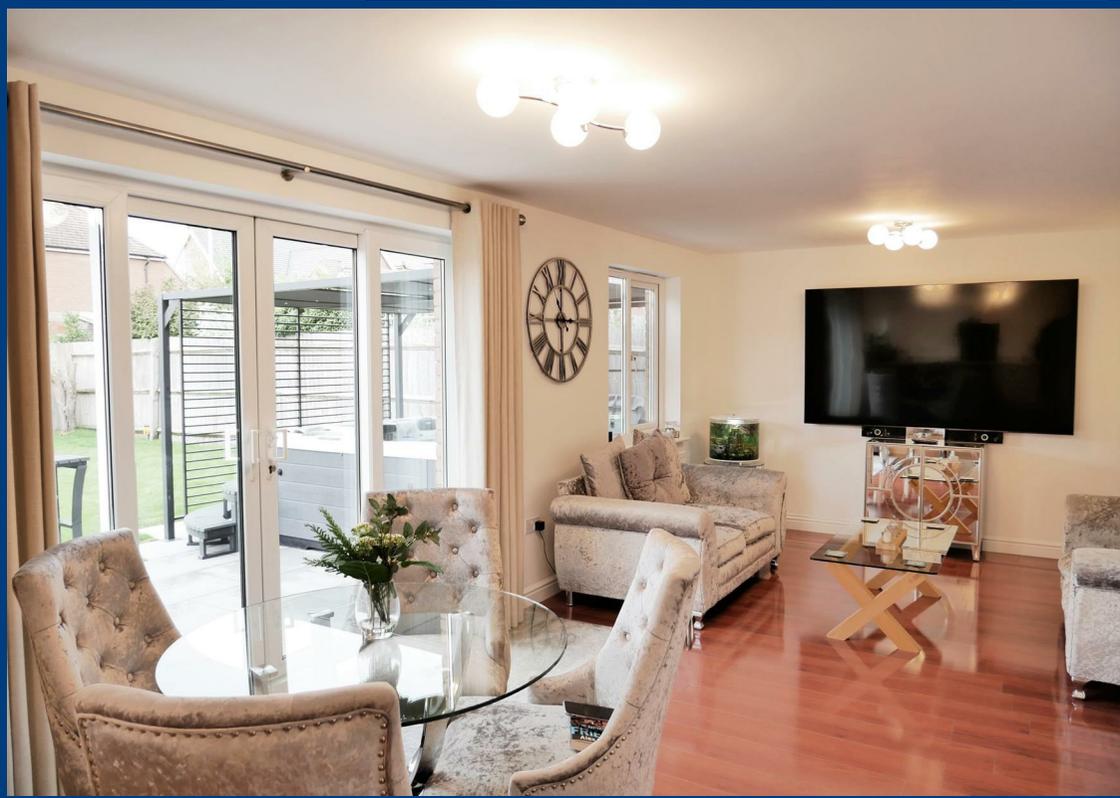
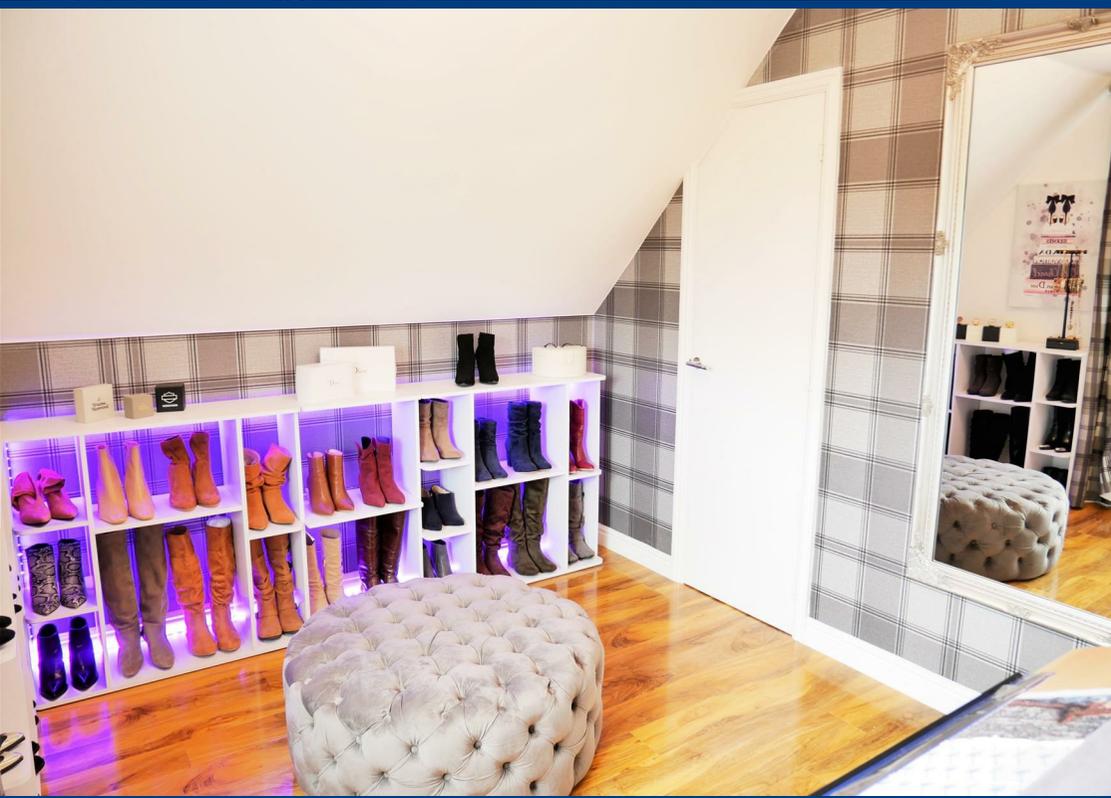
REAR GARDEN

From the dining kitchen family room, you step out to a large patio area laid with porcelain tiles. This section of the garden is ideal for a hot tub, lounging, and dining furniture. The rest of the garden is laid to lawn with trees planted at the bottom. There is outdoor power points and lighting. A gate gives access to the front of the home. The garden enjoys being southerly exposed and fully enclosed.

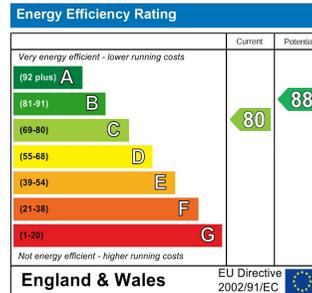
N.B

The home is subject to an estate maintenance charge. Contact Butfield Breach for more details.

COUNCIL TAX - E







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

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