



Fynamore Gardens, Calne
£499,950



VACANT POSSESSION! This four-bedroom detached home enjoys the benefit of an attached double garage and backs onto a Green. The ground floor has a dual-aspect living room, dining room, dining kitchen, study, cloakroom, and utility. The first floor has four generous bedrooms complemented by an en-suite to the master plus a family bathroom. There is an enclosed rear garden, gas central heating, and double glazing. Placed on the south side of Calne with country walks on the doorstep.



FORMAL HALL

A balustrade staircase rises to the first floor. Doors give access to the office/study, guest cloakroom, dining kitchen and living room.

GUEST CLOAKROOM

5'6 x 5'2 (1.68m x 1.57m)

Pedestal wash basin, water closet, and an extractor fan.

STUDY/OFFICE

10'7 x 6'8 (3.23m x 2.03m)

A window looks out over the front garden and drive. There is room for a desk and further items of study/office furniture.

LIVING ROOM

20'2 x 12 (6.15m x 3.66m)

A dual-aspect room that offers two windows looking out to the front and double French doors that open out onto the rear garden. This expands living space in fine weather. Double doors open to the dining room to interact with dinner guests. A Fire surround with coal-effect gas fire offers a focal point. There is room for a numerous sofas and further items of sizeable furniture.

DINING ROOM

11'6 x 10'4 (3.51m x 3.15m)

Double doors lead to the living room and there is an access door to the dining kitchen. A window looks out over the rear enclosed garden. The room offers space for a generous dining table, chairs, and further furnishing.

DINING KITCHEN

14' x 11'7 (4.27m x 3.53m)

Another dual aspect room with windows that look out over the rear garden and to the side. The room allows for a dining table and chairs. Inset double oven, four-ring gas hob and a chimney hood over. Inset one and a half enamel sink and drainer. Room has been allowed for a large fridge freezer. Tile finishes and door to the utility room.

UTILITY ROOM

10'4 x 4'10 (3.15m x 1.47m)

Work surface with inset stainless steel sink and drainer. Store cabinet underneath. Room is been allowed for a washing machine and a dishwasher. Door to the garage and a window looks out over the rear.

ATTACHED GARAGE

18' x 17'3 (5.49m x 5.26m)

Vehicle access is via two open over doors and the eaves offers storage possibilities. Power and light.

FIRST FLOOR LANDING

Doors give access to the bedrooms and to the family bathroom. Balustrade.

FAMILY BATHROOM

10'9 x 5' (3.28m x 1.52m)

The suite offers a shaped panel enclosed bath, with a screen, mixer taps, and shower attachment. Water closet and pedestal wash basin. Tile finishes. Extractor fan.

MASTER BEDROOM

12' x 11' plus wardrobes (3.66m x 3.35m plus wardrobes)

A dual aspect room with a window to the side and a further window looking out over the rear garden plus parkland beyond. There is a double wardrobe and two further wardrobes. There is room for a super king-size bed and extra furnishing. Door to the master en-suite.

MASTER EN-SUITE

10'4 x 5' plus door alcove (3.15m x 1.52m plus door alcove)

The suite offers a 4'10" (1.47m) wide double shower with glazed screen and sliding door. Pedestal wash basin and a water closet. Shaver point. Two windows with privacy glass. Extractor fan. Tile finishes.

BEDROOM TWO

14'2 x 11' (4.32m x 3.35m)

Two windows look out over the front. To one side is a vanity cabinet with inset wash basin. There is room for a large double bed and extra items of furniture.

BEDROOM THREE

12' x 8'6 (3.66m x 2.59m)

A window offers a view out over the rear garden and parkland beyond. There is room for a large double bed and further items of bedroom furniture to complement.

BEDROOM FOUR

10' x 7'10 (3.05m x 2.39m)

A window offers a view out over the rear garden and parkland beyond. A generous single bedroom that would also make an excellent extra study/office.

FRONT DRIVE PARKING

To the front of the home is a tarmac area that could accommodate 2/3 vehicles.

DOUBLE GARAGE

18' x 17'3 (5.49m x 5.26m)

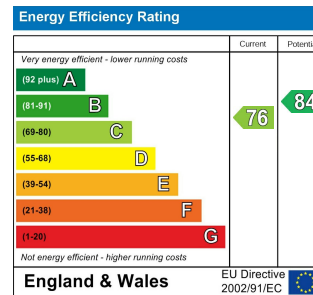
Vehicle access is via two up and over doors. The eaves offers storage possibilities. Power and light. Door to the utility.

REAR ENCLOSED GARDEN

The garden has a shaped patio area adjacent to the home which is ideal for outside dining and entertaining. From here you step onto a shaped lawn that backs onto parkland. There are well-stocked flowerbeds and a number of ornamental trees that help to offer good privacy. A path leads down the side of the home, giving access to the utility and a gate that takes you out to the front.







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

You may download, store and use the material for your own personal use and research. you may not republish, retransmit, redistribute or otherwise make the material available to an party or make the same available on any website, online service or bulletin board of your own or of any part or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.