



Hurricane Drive, Calne
Offers In Excess Of £339,950



This fantastic semi-detached townhouse style home is well presented throughout and located just a gentle walk to the facilities of the town and the countryside. This four-bedroom home offers flexible accommodation that can be utilised to suit a prospective buyers needs. Upon entering the home, the ground floor consists of a modern dining kitchen, living dining room, cloakroom, and storage cupboards. The first floor offers three great-sized bedrooms complimented by a family bathroom. On the second floor is a spacious master suite bedroom with a dressing area and an en-suite. Externally there is a fully enclosed, southerly exposed garden with garage and driveway. The home is presented in brilliant condition and benefits from underfloor heating, double glazing, and gas central heating.



LOCATION

Placed on the recently built Rushes development which is built by Barrett Homes. From the development, there is easy access to the town centre and the amenities it provides. To the north of Calne are routes towards Swindon and the M4 eastbound and west is Chippenham and the M4 westbound. South of Calne passes some of Wiltshire's most beautiful countryside and opens routes towards Devizes and Marlborough. A brief outline of the home is as follows;

ENTRANCE HALL

Upon entering the home the hall is fitted with tiled flooring with under floor heating. Doors open to the kitchen, cloakroom and living dining room.

CLOAKROOM

Complementing the ground floor accommodation is a cloakroom, which consists of a water closet and wash basin. Tiled finishings.

DINING KITCHEN

12'3" x 8'0" (3.73m x 2.44m)

Positioned at the front of the home the kitchen has been designed to maximize storage, comprising matching wall and base cabinets with worktops over. Under a deep window looking over the front of the home is an inset sink with a drainer. Also integrated into the kitchen are a fridge freezer, an electric oven, a gas hob, and a dishwasher. Space allows for a table and chairs. Underfloor heating.

LIVING DINING ROOM

18'6" x 15'0" max (5.64m x 4.57m max)

A bright and airy living dining room with French doors opening out to the rear garden, expanding the living space during the warmer months. The room can accommodate multiple sofas and further living room furniture or a dining table and chairs. There is an under stairs storage cupboard.

FIRST FLOOR LANDING

The first floor landing leads to the family bathroom and three bedrooms. A door opens to an airing cupboard and stairs rise to the master bedroom/second floor.

BEDROOM TWO

12'3" x 8'4" (3.73m x 2.54m)

Positioned at the rear of the home with a window viewing over the garden, space allows for a king-size bed and further bedroom furniture.

BEDROOM THREE

14'4" x 8'4" (4.37m x 2.54m)

Bedroom three can also accommodate a large double bed and further bedroom furniture. A window faces the front of the home.

BEDROOM FOUR

9'0" x 6'4" (2.74m x 1.93m)

A generous single bedroom could also allow for a small double bed. This room is currently utilised as a study. A window views out to the front of the home.

FAMILY BATHROOM

6'3" x 6'11" (1.91m x 2.11m)

The family bathroom comprises a wash basin, water closet, and a bath with a shower over.

SECOND FLOOR LANDING

A large storage cupboard is located here and a door opens to the principal bedroom.

PRINCIPAL BEDROOM SUITE

The principal suite is expansive in size and ceiling height, with two Velux windows giving an abundance of natural light. The room has areas for dressing and space for wardrobes and further furniture, as well as a large king-size bed. A door opens to the ensuite.

EN-SUITE

A sizeable en-suite where a matching white suite has been fitted. There is a walk in shower cubicle,

pedestal wash basin and a water closet. Space allows for bathroom storage. A window with privacy glass opens out to the rear of the home.

EXTERNALS

Outlined in further detail as follows:

FRONT GARDEN

Laid to lawn and planted with lavender plants.

REAR GARDEN

The garden enjoys the sun being southerly exposed, ideal for relaxing or entertaining. There is a patio area adjacent to the living room ideal for expanding the living space in the warmer months for alfresco dining or lounging furniture. The majority of the garden is laid to a flat lawn. There is a side access gate.

GARAGE

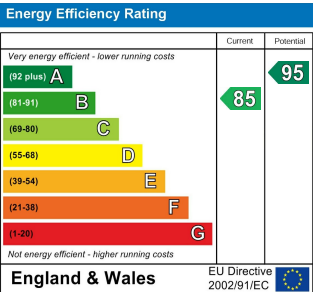
Accessed via an up and over door to the front. There is power and light

PARKING

A long drive to the side of the home allows off-road parking for multiple vehicles.







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

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