



Larkspur Drive, Calne
£315,000



A semi detached home that backs onto countryside offering lovely country walks. The home has expansive ground floor living space that includes a fitted dining kitchen, expansive living room plus conservatory style garden room with vaulted ceiling. The ground floor is complemented by a guest cloakroom and a formal hall. The first floor gives you three bedrooms. The master bedroom enjoys an en-suite shower room and a main bathroom complements the remaining bedrooms. Two of the bedrooms give you lovely rural views. A side drive accommodates two vehicles comfortably. The rear garden has a generous patio area for entertaining and there is a lawn and well stocked flower beds. Gas central heating and double glazing.



LOCATION

The property is placed to the North of the centre of Calne in a residential estate developed in recent years. The development has numerous green spaces and is on the edge of countryside that offer idyllic country walks. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops on Church Street and the River Marden. Calne is the home of the Wiltshire Cure (Wiltshire Ham and Bacon) and key in the Discovery of Oxygen.

TOWN FACILITIES

The property offers a gentle walk to medical centres and pharmacies. Calne centre offers two Supermarkets, a good selection of shops, restaurants and eateries. On the southern and northern edges are two leisure centres with one having a swimming pool. The northern sector also has a large Tesco Supermarket and a Lidl that is a gentle walk from the home.. There are a number of primary schools within easy access and the town has a secondary school.

ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. The A4 offers routes westerly to Bowood/Derry Hill, Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

On the doorstep is the No 55 Bus offers a regular service connecting the train stations of Chippenham and Swindon plus taking in the villages in-between.

THE HOME

Outlined in a little more detail as follows;

FORMAL HALL

15'6 x 4' (4.72m x 1.22m)

The hall gives access to the living room, dining kitchen and the guest cloakroom. There is a balustrade staircase rising to the first floor. There is room for display furniture.

GUEST CLOAKROOM

5'6 x 3'3 (1.68m x 0.99m)

Water closet and a wash basin. Extractor fan.

FITTED DINING KITCHEN

14'4 x 10'4 (4.37m x 3.15m)

A window views out over the front. The room is arranged to offer a natural area for a dining table and chairs. There is a selection of fitted floor and wall cabinets with under cabinet lighting. Integrated fridge freezer, dish washer and high level oven. Inset hob, stainless steel hood and stainless steel cooker guard. Space has been allowed for a washing machine. Inset one and a half sink and drainer. Water softener. To one corner is a built-in dresser style unit to match the other cabinets. Tile floor.

LIVING ROOM

17'4 x 12'2 (5.28m x 3.71m)

An expansive room that gives space for both lounging and dining. There is room for a dining table, chairs, sofas and extra items of sizeable living room furniture. Deep under stairs cupboard. Two windows look into the garden room and French doors open into the garden room also.

VAULTED GARDEN ROOM

13' x 10' with a 10'3 head height (3.96m x 3.05m with a 3.12m head height)

Impressive in size, this conservatory garden room has a vaulted ceiling height and a lovely view out over the landscaped rear garden. There is room for a number of sofas and extra furniture. There are windows to three sides and French doors open out onto the rear patio and garden. Tile floor.

FIRST FLOOR LANDING

Doors open to the bedrooms and to the main bathroom.

MASTER BEDROOM

10'9 x 9'7 plus door recess (3.28m x 2.92m plus door recess)

A window views out to the front. There is a recessed wardrobe of 4ft x 2ft 8"(1.22m x 0.81m). There is room for a large double bed and extra furniture. Door to the master ensuite.

MASTER EN-SUITE

6'4 x 5'9 (1.93m x 1.75m)

Window with privacy glass. Chrome towel rail radiator, shaver point and an extractor fan. Tile finishes. Shower cubicle, water closet and a pedestal wash basin.

BEDROOM TWO

10' x 8'9 plus door recess (3.05m x 2.67m plus door recess)

A window offers a lovely view out over the rear garden and onto countryside beyond. There is room for a double bed plus extra furnishing.

BEDROOM THREE

11' x 7'1 (3.35m x 2.16m)

This room is a very generous single in size and would make a wonderful study/office or hobby room. A window offers the same view as bedroom two with countryside and landscaped garden views.

MAIN BATHROOM

7'6 x 6'6 (2.29m x 1.98m)

The suite offers you a water closet, pedestal wash basin and a panel enclosed bath with mixer tap and shower attachment. Tile floor and tile finishes. chrome towel rail radiator, shaver point and an extractor fan.

FRONT GARDEN

A path leads to the front access door and there is an extra path from the driveway to the front door also. There are shingled areas for pot plant display and numerous ornamental plants including lavender.

SIDE DRIVE PARKING

Running down the side of the home is a tarmac drive allowing for two vehicles to park comfortably. A gate opens to the rear garden.

LANDSCAPED REAR GARDEN

A patio area sweeps around the garden room conservatory and allows for outside furniture. The patio is edged by an ornamental brick wall- separating it from the remainder of the garden. The garden then gives you a flat lawn for recreation and lounging. There are shaped flower beds with a good selection of planting. There is a storage shed placed to one corner. The garden enjoys the back drop of countryside.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

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