

Lansdowne Crescent,
Asking Price £475,000

Butfield Breach

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- Detached Family Home
- Four Bedrooms
- Delightful Front and Rear Gardens
- Light-Filled Extended Kitchen Dining Room
- Garage
- Driveway Parking
- Large Utility Room
- Downstairs Cloakroom
- Spacious Living Room
- Gas Central Heating and Double Glazing







20, Lansdowne Crescent

This well presented detached four bedroom family home is located in the desirable village of Derry Hill, close to the village amenities and countryside walks, with the Bowood Estate on the doorstep. With a spacious and modern interior, the ground floor offers a large 25' living room, an extended and light-filled kitchen dining room, a roomy utility with space for several white goods, a formal hall and a guest cloakroom. Upstairs there are three double bedrooms, a generous single fourth bedroom and family bathroom. Externally, the rear garden is a delightful space to relax and dine, with two patio areas, beautifully stocked borders and an additional fence-enclosed 'dog-proof' garden. The front garden exudes kerb appeal with further ornamental planting and a majestic magnolia tree. The driveway provides parking for two-three vehicles. There is also a garage with plumbing, power and light. Gas centrally heated and double glazing throughout.

Location
The village of Derry Hill has all the things associated with village life. There is a local hostelry, restaurant, post office shop, primary school, village hall and local church. The great bonus is that Historic Bowood House is placed here with golf course, beautiful grounds, restaurants and hotel with spa. Bowood House is also famous for the 'Discovery of Oxygen'. The home is placed close to parkland of Petty Acre. Countryside is on the door step offering idyllic country walks.

Access and Areas Nearby
Placed just off the A4, the village it is well situated for commuting. To the west is Chippenham, Bath and the M4 to Bristol. Chippenham also has the bonus of the nationally high performing secondary schools of Sheldon and Hardenhuish, for which Derry Hill is within the catchment area. There is a regular bus service that connects Chippenham to Swindon (around every 20 minutes at peak times). To the east is Calne, Royal Wootton Bassett. Marlborough and the M4 east to London. The A4 east also leads to historic Avebury and the Cherhill White Horse and Monument.

Entrance Porch
A double glazed porch which provides a useful storage space for outdoor attire. Tiled Floor.

Entrance Hall
The formal entrance hall is a welcoming and spacious entrance to the home and gives access to the downstairs cloakroom, the living room and the dining kitchen. Stairs rise to the first floor accommodation. There is good storage provided by a coat cupboard and an under stairs cupboard.

Cloakroom
A recently re-fitted suite comprising a hand wash basin and water closet, with a window to the front aspect. Tile-effect laminate flooring.

Living Room
25'3 x 9'2 (7.70m x 2.79m)
A spacious living room, filled with natural daylight from the window that looks over the front garden and the adjoining glass door and window to the dining kitchen. There is ample space for sofas, armchairs and display furniture. Engineered oak flooring.
Door to dining kitchen.

Dining Kitchen
17'5 max x 18'5 max (5.31m max x 5.61m max)
A wonderfully bright room, owing to the three large velux windows, French doors to the garden and a further door and window allowing the room to be filled with natural light. The French doors open out to one of the rear garden patio areas, expanding the social space in the warmer weather. The modern fitted kitchen comprises a range of wall and floor cabinetry, inset drainer sink under the window and space for a freestanding dishwasher. Tile-effect laminate flooring. Opening through to additional kitchen/dining area where there are further fitted units and space for a dining set. Door to utility room and to hallway.

Utility Room
10'8 max x 7'10 (3.25m max x 2.39m)
An excellent size utility room with space for multiple appliances and storage opportunities. The combi boiler is located here, which was replaced three years ago.

Upstairs Landing
With a split staircase, the upstairs landing gives access to all four bedrooms and the bathroom. A window faces the rear aspect and there is loft access. The loft has a drop-down ladder, light and is boarded.

Bedroom One
13'6 x 12'2 (4.11m x 3.71m)
Bedroom one has good proportions and offers ample space to happily accommodate a kingsize bed, wardrobing and further furniture. A window views over the front of the home. Fitted with carpet.

Bedroom Two
11 x 10'8 (3.35m x 3.25m)
A good size double bedroom with the benefit of a bank of fitted wardrobes and cupboards. A window views to the rear aspect. Fitted with carpet.

Bedroom Three
11'4 x 7'9 (3.45m x 2.36m)
With a window that opens out to the front of the home, the third bedroom also offers a well-proportioned room with ample space for a kingsize bed, wardrobes and further bedroom furniture. Fitted with carpet.

Bedroom Four
9'3 x 7'2 (2.82m x 2.18m)
Bedroom four is currently used as a generous single bedroom. Window viewing to the front aspect and carpeted flooring.

Bathroom
The bathroom is spacious and offers a modern white suite comprising a panel-enclosed corner bath with shower over and curved glass splash screen, water closet and wall-hung wash basin. Tiled finishings and window with privacy glass to the front aspect.

Rear Garden
A real joy, the rear garden enjoys good privacy and is fully enclosed. The garden has been landscaped in recent times to include natural stone paving, two discreet patio/seating areas and beautifully stocked and manicured planters and borders. An additional stretch of garden is accessed via a side gate and is fenced off from the main garden and used as a dedicated area for the family dog. Here there is further paving, border planting and a hardstanding where there is a timber garden shed.
A gate and pathway leads around the home to the driveway.

Front Garden
The front garden is delightful, with decorative shingle and mature planting, including a stunning magnolia tree.

Driveway Parking
The block paved driveway allows parking for two-three cars.

Integral Garage
A single garage with an up and over door, power, light and water supply.

Services
All mains services are connected.

Council Tax Band D.













Ground Floor



First Floor

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

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