

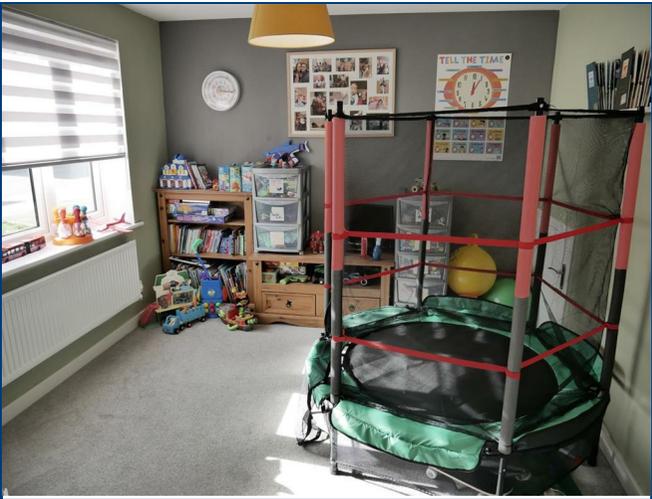


Davy Drive, Calne
£399,950



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- Detached Double Fronted Home With Spacious Accommodation
- Four Good Size Bedrooms
- 20ft Dining Kitchen
- Utility Room and Guest Cloakroom
- Living Room and Separate Dining/Family Room
- Garage and Driveway Parking
- Low-Maintenance Rear Garden
- Family Bathroom and En-Suite to the Principal Bedroom
- Gas Central Heating and Double Glazing
- Close to Amenities and Countryside Walks



15, Davy Drive

HOME SHOW LAUNCH! An attractive and well presented double fronted detached home with four double bedrooms, garage, driveway parking and a good size and private rear garden. The ground floor of the home has a formal hall, living room, separate family room, utility, guest cloakroom and a large fitted dining kitchen that opens onto the rear garden. The first floor has a large gallery landing and the bedrooms are complemented by a family bathroom plus an en-suite to the principal bedroom. Two car drive/parking is placed to the side of the home and leads to the garage. The home is gas centrally heated and double glazed. The area has a number of green spaces, local shops, schools and country walks are on the doorstep.

Calne and Surrounding Area

Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of independent and high-street shops, supermarkets and eateries. There is a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and dental surgeries with three leisure centres with swimming pools, fitness suites, and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs, as well as a great cycling and running community to name a few. To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury, and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

Location

The property is positioned on a modern development that has been built in recent years. Ideally placed with a short walk to a convenience store. The home is in the catchment for multiple primary schools and also a secondary school. There is also a cut through which allows for excellent walking, dog walking routes and access to the 404 cycle route. There is good access to public transport with the 40a/40c bus service on the doorstep and easy links to the Calne bypass and town centre.

Entrance Hall

The welcoming and spacious entrance hall connects the living room, family room, dining kitchen and stairs rise to the first floor. Space for display furniture. Tiled flooring.

Living Room

14 x 10'7 (4.27m x 3.23m)

With a window viewing to the front of the home, the living room has ample space for sofas, armchairs and display furniture. Fitted with carpet.

Family Room

10'9 x 10'8 (3.28m x 3.25m)

A good size reception room, ideal as a spacious home office, a formal dining room or a family/play room. A windows views to the front. Understairs store cupboard. Fitted with carpet.

Dining Kitchen

20'1 x 9'7 (6.12m x 2.92m)

Perfect for a family or for those who like to entertain, the dining

kitchen is arranged to offer natural dining and culinary areas in one large social space. French doors open out onto the rear garden and expand the living space in fine weather. A peninsular unit offers a natural divide between the two areas and is perfect for bar stools, while there is ample space to comfortably fit a large dining set and further freestanding furniture.

The kitchen comprises a selection of fitted wall and floor cabinets with work surfaces. Integrated gas hob, fan oven and hood over. Space has been allowed for a tall fridge freezer. Inset one and a half sink and drainer. Tiled flooring. A window looks out over the rear garden and a door opens to the utility room and cloakroom.

Utility Room

6'1 x 5'4 (1.85m x 1.63m)

Doors lead to the guest cloakroom and to the rear garden. Floor and wall cabinets, with the combination boiler located here. Space and plumbing has been allowed for two appliances.

Guest Cloakroom

Pedestal water closet and a hand wash basin. Window with privacy glass to the side aspect.

First Floor Landing

The balustrade landing offers a great area for display furniture or extra study space. Doors lead to the bedrooms and to the family bathroom. A side window is positioned part way up the winder staircase. Airing cupboard and loft access.

Principal Bedroom

12'10 x 11'5 (3.91m x 3.48m)

The principal bedroom can support a super king size bed, wardrobes and further furniture. Door to the en-suite. A window views out over the rear garden. Carpeted flooring.

En-Suite

Comprising a recessed shower cubicle, pedestal wash basin and a water closet. Window with privacy glass and tiling to walls. Vinyl flooring.

Bedroom Two

12'9 max x 11'7 (3.89m max x 3.53m)

This room is a generous double with space for a king size bed and extra furnishing. A window looks out over the front of the home. Fitted with carpet.

Bedroom Three

9'10 x 9'2 (3.00m x 2.79m)

The third bedroom is also a good double in size. Space for a king size bed and extra furniture to complement. Window to the front aspect. Fitted with carpet.

Bedroom Four

8'3 x 7'6 (2.51m x 2.29m)

Generous in size and able to fit a double bed, this room would also make a good study, office or hobby/craft room. A window faces to the front of the home. Fitted with carpet.

Family Bathroom

8'2 x 6'5 (2.49m x 1.96m)

A spacious family bathroom comprising a panel enclosed bath with shower attachment, pedestal water closet and vanity wash basin. Tiling to the walls and vinyl flooring. A window with privacy glass faces the side aspect.

External

Front garden

A most attractive front garden, laid to lawn with planting to the border, either side of a central paved path that leads to the front entrance of the home. Stylish metal railings complete the symmetry of the double fronted home.

Rear Garden

An enclosed, level garden designed for ease of maintenance. A large paved patio area is adjacent to the utility room door and the double doors from the dining kitchen, ideal for al fresco dining and entertaining. There is a sizeable area of artificial lawn and the rear border has decorative shingle, perfect for pot plant display or further garden furniture. A side gate leads to the driveway.

Garage and Driveway Parking

The garage has an up and over door to the front and eaves storage. There is the ability to tandem park two vehicles in front on the driveway.

Services and Information

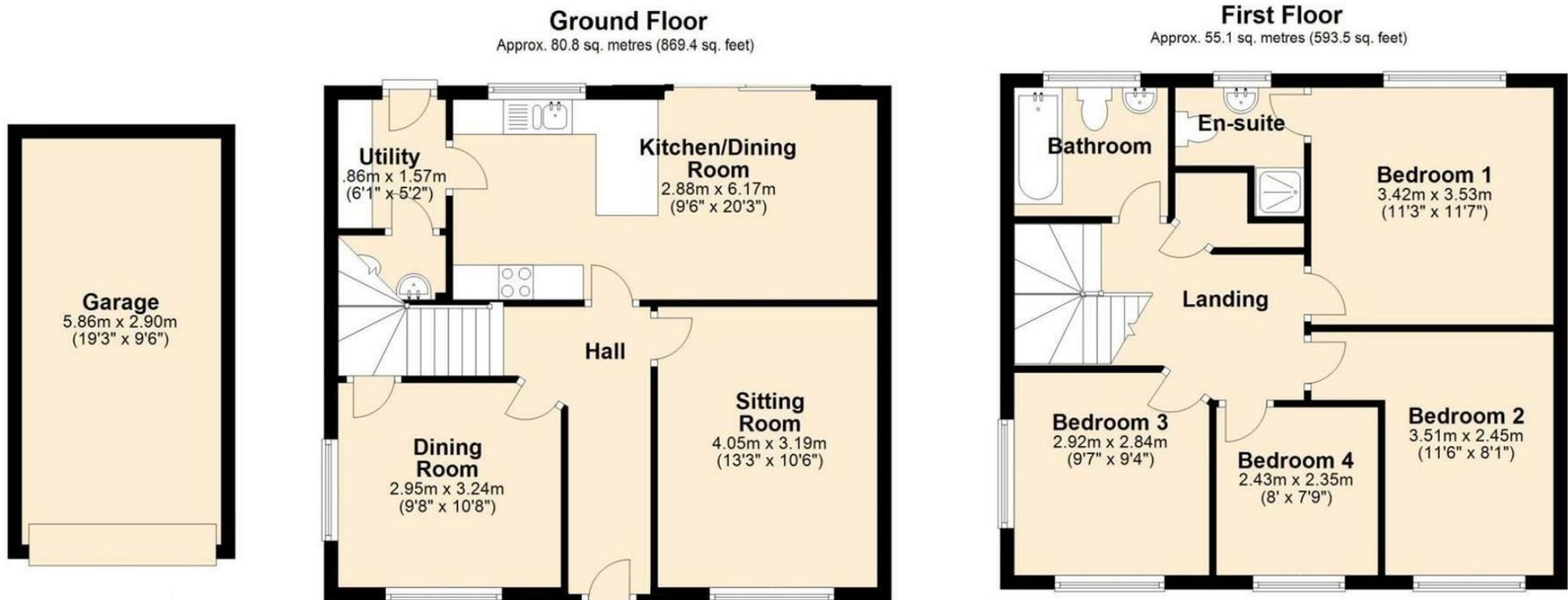
All mains services are connected.

Council Tax Band E.

There is an annual service charge for the upkeep of the communal areas of the residential area. Please contact Butfield Breach for more information.







Total area: approx. 135.9 sq. metres (1462.9 sq. feet)

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

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