



**Peregrine Court, Calne**  
**£375,000**



FANTASTIC ROOM SIZES! Rare to the market, four or five bedroom detached town house with a garage and parking for two in immaculate condition. This home would suit a buyer who needs multiple reception rooms or ample sleeping accommodation. The current owner utilise the rooms as follows; The second floor consists of three double bedrooms, one with an en-suite and the family bathroom. The first floor consists of the master bedroom complemented by an en-suite, a spacious living room and a cloakroom. The ground floor offers a further reception room, of which is currently a dining room/ family room and a large kitchen diner with a utility room off and a further cloakroom. Easy maintenance rear garden with a pedestrian door into the garage. Double glazed and gas central heating.





An outline of the home and surrounding area is as follows;

## LOCATION

The home is placed on a residential estate to the north of Calne centre. Within walking distance is a local primary school, medical centre, pharmacy, leisure centre and a Tesco Express supermarket. The facilities of Calne centre and the new Tesco Superstore are also within easy reach and a flat walk away.

## ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the north the by-pass offers routes westerly to Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the river Marden. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

## THE HOME:

Outlined as follows:

### ENTRANCE HALL

Stairs rise to the first floor accommodation and doors give access to the living dining kitchen and to the formal dining room. Door opens to the guest cloakroom. A further door opens to where the electrics are housed and some storage.

### GUEST CLOAKROOM

**5'3 x 2'10 (1.60m x 0.86m)**

Consisting of a water closet and wash hand basin. Tiled finishings.

### DUAL ASPECT DINING ROOM OR LIVING ROOM

**20'2 x 11'2 (6.15m x 3.40m)**

Fantastic in size, the formal dining room/family room has multiple windows that look out over the front, side and rear of the home. There is room for a generous dining room table and chairs, numerous sofas and further display furniture. A door gives access to storage under the stairs.

### LIVING DINING KITCHEN

**20' x 11'8 (6.10m x 3.56m)**

Another dual aspect room that is arranged to offer natural living/dining and kitchen areas, perfect for those who like to entertain, French doors opening out to the rear landscaped garden. Arranged as follows:

### FAMILY DINING AREA

There is space for a moderate dining room table and chairs and lounging furniture. A window looks out to the front. The dining area is open plan to the kitchen area.

## KITCHEN AREA

This area has a selection of matching wall and floor cabinets with work surfaces. Integrated is an electric mid-height double oven and gas hob with extractor fan over. Space and plumbing allows for dishwasher and an American style fridge freezer. A window looks out over the garden and a door leads into the utility room. Under cabinet lighting and tile finishes.

## UTILITY ROOM

**7'10 x 5'11 (2.39m x 1.80m)**

A glass panelled door opens out to the driveway. Base cabinets with worktop over and an inset sink with drainer. Space and plumbing allows for a washing machine and tumble dryer. A wall cabinet surrounds the boiler. Tiled finishings.

## FIRST FLOOR LANDING

A bright balustrade landing giving access to the living room, master bedroom with en-suite and cloakroom. There is a door to a deep store cupboard. Either end of the landing are windows looking over the front and rear of the home. Stairs lead to the top floor.

## CLOAKROOM

**4'6 x 3'4 (1.37m x 1.02m)**

Consisting of a water closet and wash hand basin. Tiled finishings.

## MASTER BEDROOM

**12'5 x 11'9 (3.78m x 3.58m)**

A spacious master bedroom, space allows for a super king size bed, bed side tables and further bedroom furniture. A door leads to the en-suite. A window looks out over the front of the home.

## MASTER EN-SUITE

**8'1 x 6'10 (2.46m x 2.08m)**

Also spacious in size is the master en-suite comprising of a double shower, water closet and wash hand basin. A window opens out over the garden. Tiled finishings and vinyl flooring.

## DUAL ASPECT LIVING ROOM OR BEDROOM FIVE

**20'1 x 11'2 (6.12m x 3.40m)**

A beautiful and bright living room with a bespoke fitted unit in a dresser style, offering an extensive amount of book shelves with cabinets under. Generous in size, this living room can accommodate multiple sofas and further display furniture. Two windows look out over the front and side of the home, flooding the room with lots of natural light.

This reception room would also make a great sized bedroom.

## SECOND FLOOR LANDING

Balustrade landing giving access to three bedrooms and the family bathroom. A window looks out over the rear of the home.

## BEDROOM TWO

**11'10 x 11'3 (3.61m x 3.43m)**

Bedroom two can accommodate a king size bed, bedside tables and further storage furniture. A window looks out over the front of the home and a door leads to an en-suite.

## BEDROOM TWO EN-SUITE

**5'5 x 4'11 (1.65m x 1.50m)**

Window with privacy glass opening out over the front of the home. Fitted with a shower cubicle, water closet and wash hand basin. Tiled finishing and vinyl flooring.

## BEDROOM THREE

**18'3 x 10'10 (max) (5.56m x 3.30m (max))**

With the benefit of a bank of fitted wardrobes, this bedroom can accommodate a double bed, bedside tables and further space for display furniture. Two windows look out over the front of the home.

## BEDROOM FOUR

**11'1 x 9'8 (3.38m x 2.95m)**

A generous single bedroom or a small double bedroom, which can accommodate sleeping and storage furniture. This room would also make an ideal space as a study with a window looking out over the side of the home.

## FAMILY BATHROOM

**7'11 x 5'7 (2.41m x 1.70m)**

Matching white suite consisting of a panel enclosed bath with mixer taps, water closet and a wash basin. Space allows for storage furniture. Tiled finishing and a window with privacy glass opening out over the rear of the home.

## EXTERIOR

Outlined as follows:

### REAR GARDEN

Fully enclosed and landscaped for the ease of maintenance in mind. Adjacent from the living dining kitchen is a patio area, ideal for dining during the warmer months. The rest of the garden has been laid to artificial grass. A pedestrian door gives access into the garage and a pathway leads to the parking.

### DRIVE WAY

A gated tarmacked driveway in front of the garage.

### GARAGE

A single garage accessed via an up and over door or a pedestrian door. There is power and light.

### FLOORPLAN

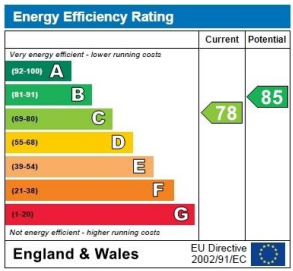
Floor plan on request. Call Butfield Breach on 01249 821110.

To arrange a viewing please contact Butfield Breach Estate Agents 7 days a week on 01249 821110.









**Directions:** From Calne centre proceed up North Street and then Lickhill Road. At the roundabout take the third exit into Zander Road, follow the road down, and bear right into Minnow Close. The property is located on your left in Peregrine Court.

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