



**Rutherford Close, Calne**  
**Asking Price £325,000**





NO CHAIN! A four bedroom detached home placed in a cul-de-sac on the recently built Regent Park Development. Internally the first floor of the home benefits from a family bathroom, three generous double bedrooms, a single bedroom and an en-suite to the master bedroom. The ground floor offers flexible living with two receptions, one currently as the living room and the other as a generous study/office. A fantastic space on the ground floor is the kitchen dining room which opens onto the rear garden, the utility room and cloakroom. Externally there is a level, enclosed rear garden with rear access gate. There is also a single garage with a drive for parking multiple vehicles off road.



## ENTRANCE HALL

Upon entry to the home an entrance hall leads to the study, living room and dining kitchen. Stairs rise to the first floor landing.

## STUDY/2ND RECEPTION

**10'9 x 9'10 (3.28m x 3.00m)**

The study is to the front of the home and allows plenty space for office furniture. The room is large enough to be arranged as second reception.

## LIVING ROOM

**13'3 x 10'8 (4.04m x 3.25m)**

A dual aspect living room placed to the front of the home. The room will allow space for multiple sofas and further living room furniture.

## KITCHEN DINER

**20'3 x 9'7 (6.17m x 2.92m)**

A great central space in the home. The peninsular unit creates a nice social space for interaction with family and guests. The kitchen area comprises of matching wall and base units. Integrated there is an electric oven and gas hob. Space beneath the worktops with plumbing allows for a dishwasher. The room has a natural area for a dining table and chairs. French doors lead onto the south west facing rear garden patio. A further door leads to the utility room.

## UTILITY ROOM

**6'9 x 5'2 (2.06m x 1.57m)**

The utility room comprises of wall and base units. Space allows for a washing machine and tumble dryer. A door leads to the rear garden and another leads to the cloakroom.

## CLOAKROOM

**5'3 x 3'2 (1.60m x 0.97m)**

The cloakroom comprises of a wash basin and water closet.

## FIRST FLOOR LANDING

The first floor landing leads to the family bathroom and all four bedrooms. There is a store cupboard and access to the loft.

## FAMILY BATHROOM

**8'2 x 6'6 (2.49m x 1.98m)**

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

## MASTER BEDROOM

**11'5 x 10'11 (3.48m x 3.33m)**

The master bedroom will allow for a super king size bed and further bedroom furniture. A door leads to the en-suite. A window views out over the rear garden.

## MASTER EN-SUITE

**6' x 3'9 (1.83m x 1.14m)**

The master en-suite comprises of a wash basin, water closet and a shower cubicle.

## BEDROOM TWO

**11'6 x 8'5 (3.51m x 2.57m)**

Bedroom two allows for a king size bed and further bedroom furniture.

## BEDROOM THREE

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

Bedroom three will allow a double bed and further bedroom furniture.

## BEDROOM FOUR

**8'3 x 7'7 (2.51m x 2.31m)**

Bedroom four is a very generous single bedroom.

## EXTERNAL

Outlined as follows:

### REAR GARDEN

A flat, south west facing rear garden. Adjacent to the home is patio area ideal for outdoor dining and lounging. The garden is mainly laid to lawn with raised beds and a further patio area looking back at the home. There is a rear access gate leading to the drive and garage.

### GARAGE

A single garage accessed via an up and over door.

### PARKING

A drive in front of the garage allows off road parking for multiple vehicles.

### N.B.

The home is placed on a residential estate and there is a service charge for the upkeep of the common areas.

To arrange a viewing please contact Butfield Breach on 01249 821 110.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Directions:** For exact location please contact Butfield Breach on 01249 821 110.

