



Newbury Avenue, Calne
Asking Price £425,000



NO CHAIN! A five bedroom detached home with integral garage and utility room. Opposite from the home is a pleasant green area and near by are multiple schools and amenities. The first floor home the home features a family bathroom and five bedrooms with the master being en-suite. The ground floor features great living accommodation. There is a living room with bay window and log burner, a formal dining room and a spacious living dining kitchen. Also, there is a utility room, cloakroom and integral garage. Externally there is a drive for multiple vehicle parking, a front garden and a generous rear garden.



The home is placed in a pleasant location and is close to numerous local amenities. There is a park opposite and on the other side of the park you will find a Tesco Express, Chemist, Chinese take away, and a surgery. After that you will find a local primary school.

A few hundred yards away is the local By-Pass offering routes to Lyneham, Royal Wootton Bassett and the M4 giving routes east. To the west is Chippenham, Bath and the M4 westbound.

ENTRANCE HALL

Upon entry to the home a spacious entrance hall leads to the living room and living dining kitchen. Stairs rise to the first floor landing.

LIVING ROOM

14'9 x 12'5 (4.50m x 3.78m)

With a bay window that views out over the front garden which expands the living space. The focal point of the space is an inset log burner. The room will allow for multiple sofas and further living room furniture. French doors lead to the formal dining room.

FORMAL DINING ROOM

12'5 x 11'5 (3.78m x 3.48m)

A formal dining room placed to the rear of the home. The room has french doors which open onto the rear garden and there is a door leading to the living dining kitchen. Space allows for a dining table chairs as well as further display furniture.

LIVING DINING KITCHEN

An "L" shape living dining kitchen. The room opens onto the utility room, entrance hall and formal dining room. Described as bellow:

KITCHEN BREAKFAST

16'2 x 10'7 (4.93m x 3.23m)

The kitchen comprises of matching wall and base cabinets. Inset to the worktops is a sink and half with drainer. Space allows for a range cooker, fridge freezer and washing machine. The kitchen

will allow a table chairs. Two windows view out over the rear garden.

DINING ROOM

16'1 x 8'3 (4.90m x 2.51m)

A generous space which will allow for dining and lounge furniture. A window views out the front garden.

UTILITY ROOM

10'7 x 8'2 (3.23m x 2.49m)

The utility room opens onto the cloakroom, rear garden and integral garage. There are wall and base units. Space allows for a washing machine and tumble dryer. Inset to the units is a sink with drainer.

CLOAKROOM

The cloakroom comprises of a wash basin and water closet. There is a window to the side of the home.

FIRST FLOOR LANDING

A generous landing that leads to the all the bedrooms and the family bathroom.

MASTER BEDROOM

12'7 x 11'3 (3.84m x 3.43m)

The master bedroom will allow a king size bed and further bedroom furniture. This room benefits from built in wardrobes and an en-suite.

MASTER EN-SUITE

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

BEDROOM TWO

12'7 x 9'3 (3.84m x 2.82m)

Bedroom two is a generous double bedroom and a window views out the rear of the home.

BEDROOM THREE

12'4 x 8'10 (3.76m x 2.69m)

Bedroom three will also accommodate a double bed and further bedroom furniture. A window views out the front of the home.

BEDROOM FOUR

8'11 max x 8'10 (2.72m max x 2.69m)

A generous single bedroom. A window views out the rear of the home.

BEDROOM FIVE

9'1 x 6'11 (2.77m x 2.11m)

A single bedroom placed to the front of the home. A window looks out over the park opposite the home.

FAMILY BATHROOM

The family bathroom consists of a wash basin, water closet and bath.

EXTERNAL

REAR GARDEN

A spacious rear garden which is fence enclosed. Adjacent to the home is a patio area with a deck as well. Beyond that the garden is mainly laid to lawn. To the perimeter there are flower borders and mature shrubs.

FRONT GARDEN

A laid to lawn front garden with a mature hedge.

INTEGRAL GARAGE

Accessed via the internal door or an "up and over" door to the front. There is power and light.

N.B.

The photos used for marketing are pre-tenancy. The property is currently tenanted until the end November 2020.

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







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