



**Poppy Close, Lansdowne Park, Calne**  
**Offers In Excess Of £225,000**





**NO CHAIN! VACANT POSSESSION!** A well presented three bedroom semi detached home placed on the Lansdowne Park development. From the generous sized living room there is a fantastic dining kitchen for entertaining with French doors that open out onto an enclosed landscaped garden. The first floor has three bedrooms that are complemented by an en-suite to the master and a separate family bathroom. The garden has a large patio for outside dining and an artificial lawn for lounging during the warmer months. There is the bonus of a garage and a drive way. Fitted with Gas central heating and double glazed throughout.



Outlined as follows:

### ACCESS & AREAS CLOSE BY

A short distance from the bypass which is convenient for routes towards Chippenham and the M4 westbound or east through Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound. South of Calne opens routes towards Devizes and Marlborough passing some of Wiltshire's most beautiful countryside. A brief outline of the home is as follows;

### LOCATION

Placed on the desirable Lansdowne Park development which ideally placed for access to multiple primary schools, a secondary school, local shops, a pharmacy and a doctors surgery. There is a mixture of detached and semi detached homes of different styles. The centre of Calne is a gentle walk away with multiple facilities. The town is of Historic significance and has a Heritage Quarter with Norman Church, Merchant Green and the River Marden. Calne is the home of Wiltshire Ham

and the Discovery of Oxygen.

### ENTRANCE HALL

Entry to the home is via a composite front door leading into the entrance hall. From the hall stairs rise to the first floor and a door opens into the living room.

### LIVING ROOM

**13'10 x 11'10 (4.22m x 3.61m)**

A spacious living room which allows ample space for multiple sofas and further wall space for additional display furniture. There is CAT5e Ethernet and shared WIFI between the living room and the kitchen plus a ceiling speaker which is part of the Sonos audio system. A door opens to a storage cupboard which runs beneath the stairs. Fitted with carpet and a window over looking the front of the home.

### DINING KITCHEN

**15'1 x 11'4 (4.60m x 3.45m)**

A fantastic luxury dining kitchen that is arranged to allow space for a moderate dining table, chairs and additional furniture. The kitchen is comprised of wall and floor cabinets that have granite work surfaces. There is an integrated electric oven, microwave, gas hob and extractor hood. There is also an integrated fridge freezer and a dishwasher. Finished with laminate flooring, a speaker integrated with the Sonos audio system and shared HDMI between the living room. A window and patio doors open into the landscaped garden.

### FIRST FLOOR LANDING

Providing access to all three bedrooms and the family bathroom. Access to the loft is here also. A window opens out over the side of the home allowing lots of natural light. Fitted with carpet.

### MASTER BEDROOM

**13'5 x 8'7 (max) (4.09m x 2.62m (max))**

The master bedroom can accommodate a double bed, bedside tables and further space for additional furniture. This room has the added benefit of an built-in wardrobe. A door giving access to the en-suite and a window looks out over the rear garden. Also fitted with a ceiling speaker from the Sonos audio system and finished with carpet.

### EN SUITE

A modern suite consisting of a double shower cubicle, a water closet and wash basin combination in an concealed system. Mirrored wall hung cabinet. There is wall tiling, an extractor fan and a heated towel rail.

### BEDROOM TWO

**9'9 x 8'6 (2.97m x 2.59m)**

With a window looking out over the front of the home, bedroom two can accommodate a double bed, bedside tables and further bedroom furniture. Fitted with carpet.

### BEDROOM THREE

**8'8 x 6'7 (2.64m x 2.01m)**

A more than ample third bedroom which would make an ideal study space or a generous single. Fitted with carpet and a window looking out to the rear.

### FAMILY BATHROOM

A modern fitted white suite consisting of a double shower cubicle, water closet and inset vanity with toiletries cabinet beneath. Fully tiled with tiled flooring and a window to the front with privacy glass. The shower room also has speaker from the Sonos audio system.

### EXTERNAL

Outlined as follows:

### REAR GARDEN

Exposed mainly to the south and west enjoying the sun for the majority of the day. A beautifully landscaped garden which has been arranged for the ease of maintenance. Expanding the living space during the warmer months there is a spacious patio ideal for lounging and dining during the warmer months. A path leads to a synthetic lawn that extends to the rear of the garden with flower beds to the rear and side. Access to the garden is either from the french doors off of the kitchen or gated access from the driveway.

### DRIVE WAY

To the front of the garage is a tarmac drive allowing parking.

### GARAGE

A single garage which has an up and over door to the front. Fitted with power, lighting and there is additional space in the rafters for further storage.

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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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:** From Calne centre proceed into Curzon Street/Chilvester Hill and then turn right onto the Calne By-Pass. Turn right into Honeysuckle Close and at the mini roundabout proceed into Poppy Close. At the T Junction turn right and the home is on the left hand side.

