



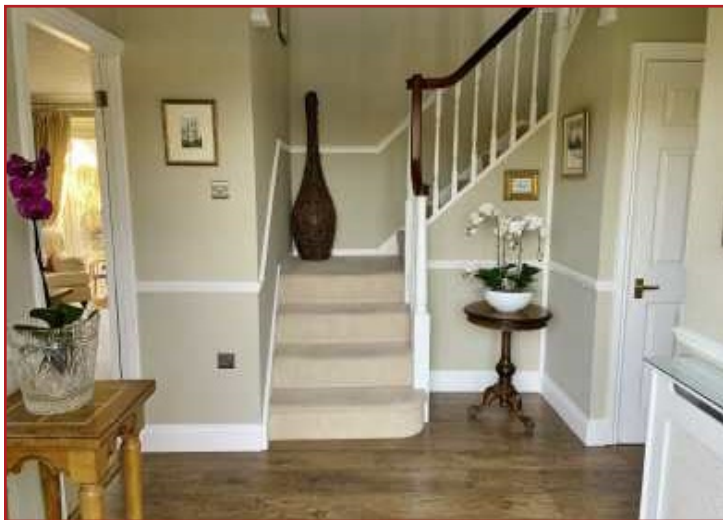
2 Lavender Drive, Calne, Wiltshire, SN11 0QQ
£435,000

Set within a generous plot this imposing detached family home is well presented internally whilst offering cared for and well stocked gardens. Providing four bedrooms with en suite to the main and family bathroom as well as a lounge, separate dining room, kitchen, utility room and cloakroom on the ground floor. The double garage offers a section of storage and a section of office and the driveway provides off road parking. A MUST VIEW HOME.

- **Detached Family Home**
- **Four Bedrooms**
- **Lounge & Dining Room**
- **Kitchen & Utility Room**
- **Bathroom, En Suite & Cloakroom**
- **Generous Gardens**
- **Double Garage**
- **Driveway Parking**

Entrance Hall

Double glazed front door, laminate flooring, radiator, stairs to the first floor, storage cupboard, doors to the cloakroom, dining room, kitchen and lounge.



Lounge 15'08" x 14'01" (4.78m x 4.29m)

Double glazed 'French' doors to the rear leading in to the garden, double glazed window to the front, radiator, gas fire with hearth and surround.



Dining Room 11'06" x 9'03" (3.51m x 2.82m)

Double glazed window to the front and radiator.



Cloakroom

Double glazed window to the side, laminate flooring, towel radiator, toilet and wash hand basin.

Kitchen/Breakfast Room 12'03" x 8'10" (3.73m x 2.69m)

Double glazed window to the side and double glazed window to the rear, radiator, tiled floor, range of floor and wall mounted units, electric oven, electric hob, extractor fan, one and a half bowl stainless steel sink and drainer, integral dishwasher, integral washing machine and opening to the utility room.



Utility Room 8'08" x 7'01" (2.64m x 2.16m)

Double glazed stable door to the garden, tiled floor, wall mounted gas fired boiler, integral fridge/freezer, space for a tumble dryer and a storage cupboard.

Landing

Double glazed window to the front, loft access, doors to all bedrooms, bathroom and airing cupboard.

Bedroom One 13'10" x 8'10" + Bay (4.22m x 2.69m + Bay)

Double glazed bay window to the rear, radiator, fitted wardrobes and door to the en suite.



En Suite 7'01" x 5'07" (2.16m x 1.70m)

Double glazed window to the rear, towel radiator, toilet, wash hand basin, bath with mains rainfall style shower over.

Bedroom Two 11'10" x 9'11" Maximum (3.61m x 3.02m Maximum)

Double glazed window to the rear, radiator and fitted wardrobes.

**Bedroom Three 11'05" x 9'06" Max (3.48m x 2.90m Max)**

Double glazed window to the front, radiator and fitted storage and book shelves.

**Bedroom Four 11'01" x 6'04" (3.38m x 1.93m)**

Double glazed window to the front and radiator.

Bathroom

Double glazed window, towel radiator, toilet, wash hand basin and bath with shower over.

Double Garage

The garages are currently divided in to a single garage 15'09" x 8'05" with up and over door, power and light and a one that is currently used as an office/study space 15'09" x 7'07" that has a double glazed door and double glazed window to the side, power and light.

Rear Gardens

The gardens of this property are a particular feature with a wide variety of plants, trees and shrubs with lawn and patio

areas. There are a number of garden lights throughout. To the side it is walled with gated access and brick built potting shed 11'04" x 3'05"

**Front Gardens**

An area of paved garden provides gated access to the rear garden as well as an area for potted plants and shrubs. The driveway is enclosed by hedgerow borders, laid to lawn and mature trees.

**Driveway**

The paved driveway leads from the road to the property and currently provides parking for two vehicles with potential for further parking to be created.

Solar Panels

The property has solar panels owned by a third party. They have the right to have their panels on the roof until 2036. The current owner benefits from the electricity generated but any additional energy goes back to the grid and it is the third party (A Shade Greener) that benefits from any profit.

Tenure

We are informed by the seller that the tenure of this property is Freehold.

Viewing

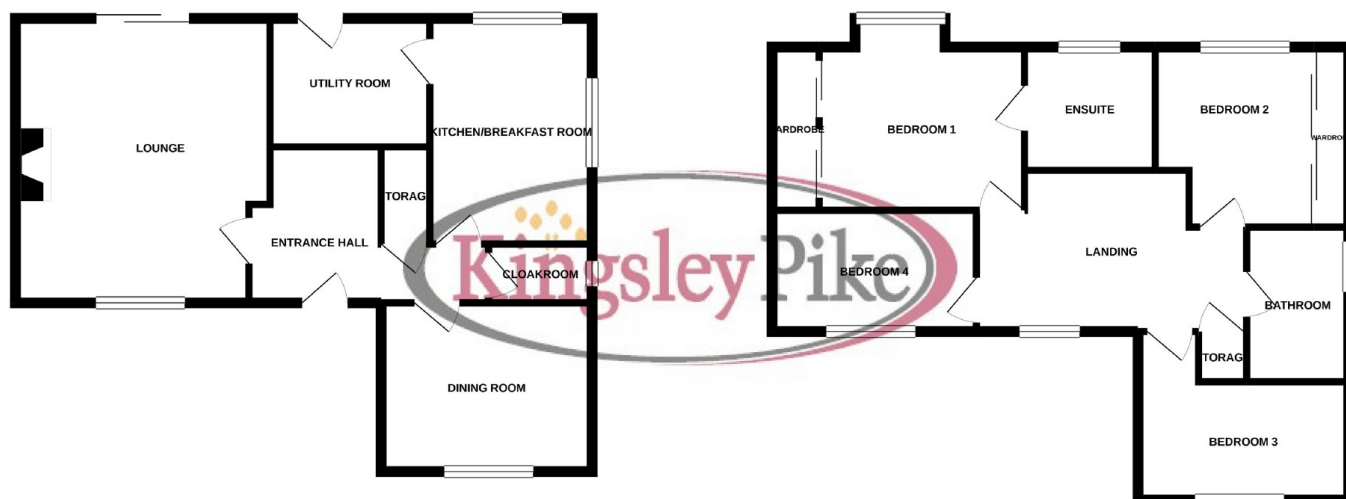
By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

Opening Times

Monday - Friday 9.00am - 6.00pm / Saturday 9.00am - 4.00pm

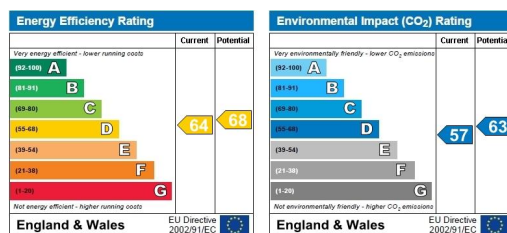
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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All measurements are approximate. Photography included within these sale particulars was prepared by Kingsley Pike Estate Agents in accordance with the Seller's instructions. The services, equipment, fixtures and fittings have not been tested and therefore cannot be relied upon as in working order. Room sizes should not be relied upon for carpets or furnishings.

"Local Knowledge Quality Service"

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