



20 Stickleback Road, Calne
£459,950



This double fronted detached home enjoys a spectacular quality fitted 22'9 x 16.6 (6.93m x 4.9m) living dining kitchen. Sage and cream cabinets, quartz, woodblock and under floor heating all feature. The home has expansive living spaces complemented by four bedrooms, a family bathroom and two en-suites. There is an enclosed garden, side drive parking for six cars and a double garage.

There is a large living room, separate dining/family room with bay, study/office with bay, guest cloakroom, a utility and a gorgeous formal hall. The master bedroom has a dressing room and the master-en-suite has a two person shower. There is gas central heating, double glazing and the owners have found a vacant home to purchase.



An outline of the home and surrounding area:

INTRODUCTION

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 in brief as follows;

FORMAL HALL

10'6 x 10'4 (3.20m x 3.15m)

An impressive hall with space for display furniture and a wonderful balustrade staircase that curves up to the first floor. There is a walk-in under stairs cupboard and doors give access to the living room, guest cloakroom, dining/family room, office/study and to the living dining kitchen. Two windows.

GUEST CLOAKROOM

5'9 x 3'3 (1.75m x 0.99m)

The suite offers a water closet and a wash basin with tile finishes.

LIVING ROOM

18'3 x 12'3 (5.56m x 3.73m)

The living room looks out over the rear garden through two windows. Double French glazed doors open out to the garden and expand the living space in fine weather. A stone fire surround has a gas coal effect fire. Wall lights. The room is of a generous size and can happily accommodate a number of sofas and further living room furniture.

DINING/FAMILY ROOM

12' x 11'4 (3.66m x 3.45m)

A bay window looks out over the front garden. The dining room can accommodate a large table, chairs and further furniture to complement. It would also make a fine family room.

OFFICE/STUDY

12'4 x 10'3 (3.76m x 3.12m)

This room also has a bay window overlooking the front garden. A very generous office/study or a further family or dining room option.

LIVING DINING KITCHEN

22'9 x 16'6 (6.93m x 5.03m)

A wonderful living space, ideal for interaction and entertaining. The space offers natural living/dining and kitchen areas. The area has a ceramic tiled floor with under floor heating. Organised as follows:

LIVING DINING AREA

A bay window has two windows with a view onto the garden and French doors open to the patio. This expands the living space in fine weather. There is room for a dining table and sofa if required. To one corner is a built in deep pantry cupboard. To each side are attached dressers with wood block work tops. One has a glass fronted display with inside lighting. This living area is separated by an peninsular unit with both quartz and wood block. The wood block extends out to offer a bar for bar stool breakfast and interaction.

KITCHEN BREAKFAST AREA

This area has an extensive selection of fitted wall and floor cabinets with quartz work surfaces and under cabinet lighting. The cabinets include glass fronted display with inside lighting. The focal point is a 'Cookmaster' range with double oven, grill, plate warmer and a seven ring gas hob. Above is a chimney hood. Inset sink with a mixer tap that offers, hot, cold, drinking and boiling water. Integrated dish washer. Integrated Fridge Freezer. Glass fronted drinks fridge. There are tile finishes. A window looks out over the rear garden.

UTILITY ROOM

6'9 x 5'3 including cupboards (2.06m x 1.60m including cupboards)

A glazed door opens out to the side drive. Ceramic tile floor with under floor heating. Space for a washing machine and stacked dryer. Large larder cupboard and a cupboard housing the gas central heating boiler.

FIRST FLOOR LANDING

13'6 x 8'9 including staircase (4.11m x 2.67m including staircase)

An impressive gallery landing with balustrade. Doors open to the bedrooms and to the main bathroom. Airing cupboard and access to the loft.

MASTER BEDROOM

15'6 x 10'6 widening to 12'7 (4.72m x 3.20m widening to 3.84m)

A very large main bedroom. The size means it can easily accommodate a super king-size bed and extra bedroom furniture. There is a window that looks out over the front and a door gives access to the master dressing room.

MASTER DRESSING ROOM

10'3 x 4'9 plus wardrobe depth (3.12m x 1.45m plus wardrobe depth)

A window gives a view out over the rear garden. A generous selection of wardrobes (7 doors) is arranged down one wall. Door to the master en-suite. Space for a dressing table.

MASTER EN-SUITE

6'3 x 5'2 plus shower depth (1.91m x 1.57m plus shower depth)

Walk-in double shower, water closet and a wash basin. Window with privacy glass and tile finishes. Extractor fan and a shaver point.

BEDROOM TWO

14'6 x 9'6 (4.42m x 2.90m)

This bedroom can also accommodate a super king-size bed and further bedroom furniture. A window gives a view out over the rear garden. Door to the guest en-suite. Triple wardrobe.

GUEST EN-SUITE

7'1 x 4'4 (2.16m x 1.32m)

Here there is a shower cubicle, water closet and a wash basin. Window with privacy glass and tile finishes. Extractor fan and a shaver point.

BEDROOM THREE

12'7 x 11'7 (3.84m x 3.53m)

The room has a double wardrobe and offers room for a large double bed. A window views out to the front.

BEDROOM FOUR

12'6 x 7'7 (3.81m x 2.31m)

A window gives a view out over the front and there is a double wardrobe. The bedroom is a generous single and could accommodate a double bed if required. Room for further furniture.

FRONT GARDEN

Path leads to the front door which has a wide storm awning over. There are flat lawns to each side of the pathway. Mature hedging and ornamental planting offer a pleasant screening.

SIX VEHICLE DRIVE

A wide tarmac driveway runs down the side of the home. It would accommodate around six vehicles and it leads to the double garage. A door gives access to the utility room and there is a gate to the rear garden.

DOUBLE GARAGE

16'7 x 16'7 (5.05m x 5.05m)

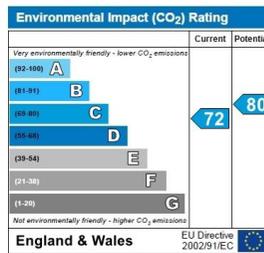
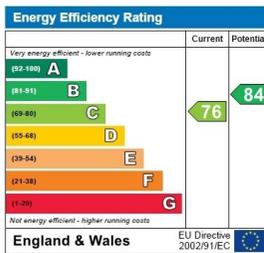
Two up and over doors give vehicle access to the front. A glazed door opens to the rear garden. Power, light and the eaves offers extra storage.

REAR ENCLOSED GARDEN

Enclosed by wall and fence the garden offers areas of great privacy. Across the rear of the home is a generous patio area for outside dining and entertaining. There is a wide flat lawn and a further patio area offering a further area to entertain.







Directions: For location and details on how to view please contact Butfield Breach.