



Rutherford Close, Calne
Asking Price £385,000



NO CHAIN & VACANT POSSESSION!

A four bedroom detached home placed in a leafy cul-de-sac and built in recent years. 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.



An outline of the home and surrounding area is as follows;

ENTRANCE HALL

Doors give access to the living room, dining room/office and dining kitchen. Stairs rise to the first floor.

LIVING ROOM

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

A dual aspect room with windows looking out to the front and side.. The room will allow space for multiple sofas and further living room furniture.

DINING ROOM/OFFICE

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

A window looks out over the front. The room offers multiple uses- formal dining, study/office or as a family room.

DINING KITCHEN

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

The room is arranged to offer a natural space for a dining table and chairs. French doors open out onto the rear patio and garden- expanding living space in fine weather.

The kitchen area comprises of matching wall and floor cabinets. Integrated is an electric oven, gas hob and extractor hood. Room has been allowed for a fridge freezer and a dish washer. A peninsular unit offers a natural divide from the dining space and is great for bar stools. 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 floor cabinets. Space allows for a washing machine and tumble dryer. A door leads to the rear garden and

another leads to the cloakroom.

GUEST CLOAKROOM

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

The cloakroom comprises of a wash basin and water closet.

FIRST FLOOR LANDING

A spacious landing with balustrade. Room for display furniture. Doors to the bedrooms and to the bathroom.

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

The master en-suite comprises of a wash basin, water closet and a recessed shower cubicle with tiling.. Window and tile finishes.

BEDROOM TWO

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

The second bedroom allows for a king size bed and further bedroom furniture. Dual aspect with windows to both front and side.

BEDROOM THREE

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

This bedroom will allow for a double bed and further bedroom furniture. A window looks out to the front.

BEDROOM FOUR

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

The final bedroom is a generous single bedroom. It would make a good alternative office/study.

FAMILY BATHROOM

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

The suite has a panel enclosed bath with mixer tap, water closet and a pedestal wash basin. Extractor fan. Window with privacy glass.

FRONT GARDEN

A path leads to the front access door which has a storm awning over. Flat lawn to each side of the path.

REAR ENCLOSED GARDEN

The garden has south and westerly aspects.. 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.

DRIVE

Placed in front of the garage is a drive for two vehicles.

GARAGE

A single garage accessed via an up and over door.

NB

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



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

