



Nuthatch Road, Lansdowne Park, Calne
Asking Price £399,950



GENEROUS DINING KITCHEN! A four bedroom detached home located in the popular Lansdowne Park development. The home has undergone sympathetic upgrades in recent years leaving it in a well presented condition. Internally the first floor features four bedrooms and a family bathroom. To the ground floor there is a cloakroom, fantastic dining kitchen, utility room, and a dual aspect living room with french doors opening to the rear garden. Externally the plot benefits from an enclosed rear garden with patio and decking area. To the side of the home is a gate enclosed drive that leads to the single garage. The current vendors utilise the side drive as extra garden space. Gas central heating with double glazing and solar panels.



ENTRANCE HALL

Laminate floor and a balustrade staircase that leads up to the first floor. Doors give access to the dining kitchen, living room and cloakroom. There is space for display and there is an under stair storage cupboard.

CLOAKROOM

6'4 x 2'8 (1.93m x 0.81m)

There is a water closet and a wash basin. Tile finishes.

DUAL ASPECT LIVING ROOM

20' x 11'3 (6.10m x 3.43m)

A dual aspect room that has a window to the front plus French doors that open out onto the rear patio and garden. This expands the living space in fine weather. The room allows space for multiple sofas and further living room furniture.

DINING KITCHEN

20' x 11'5 (6.10m x 3.48m)

A fantastic social dining kitchen. Ideal for interaction with family and guests this space allows for a dining table and chairs and even smaller lounge furniture. The kitchen comprises of matching wall and base cabinets with space for a dishwasher, American fridge freezer and a range cooker. A door opens to the utility room.

UTILITY ROOM

6'4 x 5'8 (1.93m x 1.73m)

Finished in the same style as the kitchen, the utility room features wall and base cabinets with space and plumbing for a washing machine. A stable door opens to the rear garden.

FIRST FLOOR GALLERY LANDING

The landing offers a balustrade which forms a gallery. It is spacious and allows room for display furniture or chest of drawers. Doors lead into the bedrooms and to the family bathroom. A window gives a view over the front.

MASTER BEDROOM

12'1 x 11'6 (3.68m x 3.51m)

There is space for super king-size bed plus supporting bedroom furniture. There is a double fitted wardrobe and a window gives a view out over the rear garden. A door leads to the master en-suite.

MASTER EN-SUITE

6' x 5'5 (1.83m x 1.65m)

There is a water closet, wash hand basin, shaver point, extractor fan, shower cubicle and a window with privacy glass.

BEDROOM TWO

11'7 x 10'3 (3.53m x 3.12m)

A further double bedroom which can happily accommodate a super-king bed and further bedroom furniture. A window offers a view to the front.

BEDROOM THREE

9'6 x 7'1 (2.90m x 2.16m)

The third bedroom is another double room. There is space for double bed and supporting bedroom furniture. This room has a window that offers a view over the rear garden.

BEDROOM FOUR

8'4 x 7'9 (2.54m x 2.36m)

The fourth bedroom is a very generous single room but could accommodate a double bed if one requires. A window gives a view out over the front garden.

FAMILY BATHROOM

7'3 x 5'9 (2.21m x 1.75m)

A modern family bathroom comprising of a wash basin, water closet and bath. Fully tiled.

EXTERNAL

REAR GARDEN

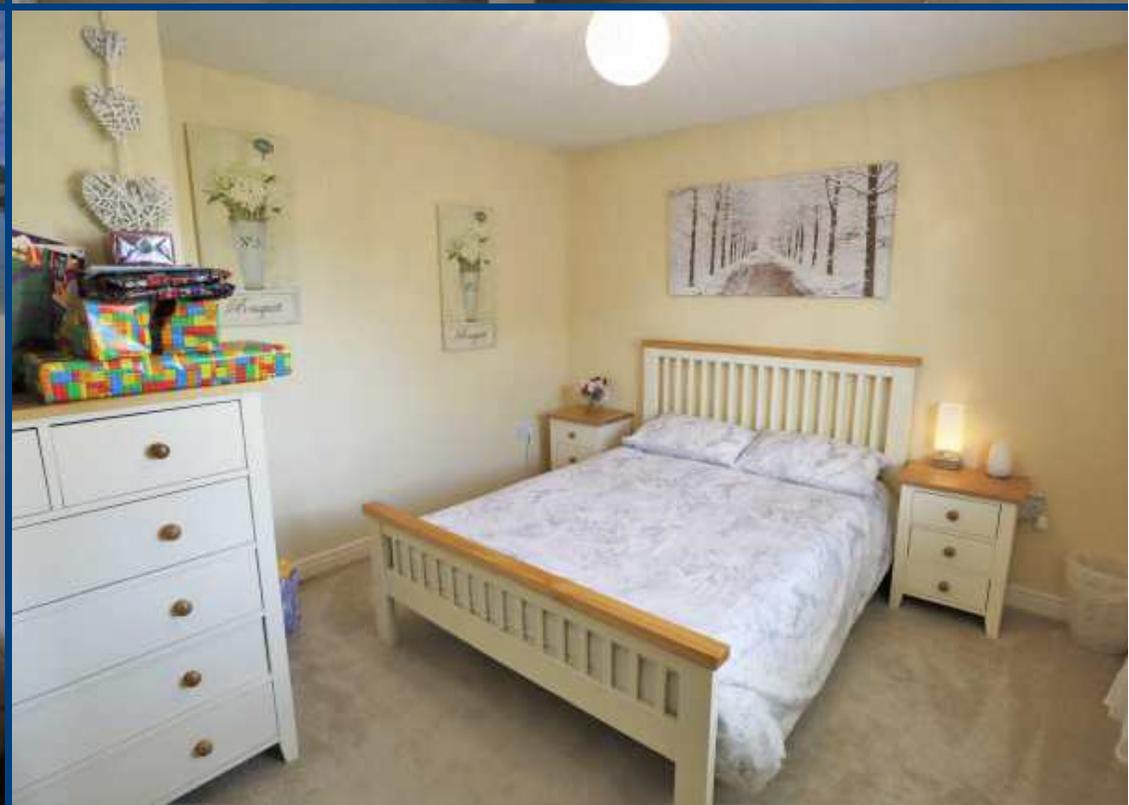
The rear garden has been laid to patio with a decking area. Both sections are ideal for outdoor lounge and dining furniture. The garden enjoys a great degree of privacy.

PARKING

A drive to the side of the home allows for off road parking.

GARAGE

A single garage accessed via an up and over door to the front and a side access door. There is power and light.







Directions: From Calne Centre proceed down North street and into Lickhill Road. Turn left into Zander road and travel into Buzzard Road. Turn left into Nuthatch Road and the next right into Nuthatch Road again. The home is on the left hand side.