



Woodsage Way, Calne
Guide Price £375,000



NO CHAIN! Placed in the highly desirable Chilvester Park development, is this four bedroom detached home positioned on a large plot. Internally on the ground floor the home offers a spacious entrance hall, cloakroom, kitchen, complemented by a utility room and a living room with bay window. Double doors open into the dining room, creating a great space for those who like to entertain. The first floor consists of four bedrooms with the master having an en-suite and a family bathroom. Externally the home has a fantastic sized rear garden with areas for cultivation and dining during the warmer months. The home also has a drive way and garage fitted with power and light. Double glazed and gas central heating.



An outline of the home and surrounding area is 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 Chilvester 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.

THE HOME

Outlined as follows:

ENTRANCE HALL

13'5 x 6'3 (4.09m x 1.91m)

Upon entering the home you come to a spacious entrance hall where space allows for display furniture and balusters staircase rises to the first floor accommodation. Doors open to the cloakroom, kitchen and the living room. A further door opens to storage beneath the stairs.

LIVING ROOM

17'9 X 11'7 (5.41m X 3.53m)

Positioned at the front of the home with a wonderful bay window is the living room. Space allows for multiple sofas and display furniture around a gas fire with marble surround and wooden mantel. Double doors open to the dining room creating a brilliant space for those who like to entertain.

DINING ROOM

10'7 x 9'10 (3.23m x 3.00m)

With french doors opening out to the rear garden expanding the living space during the warmer months. Space allows for a generous dining room table, chairs and further display furniture. A door leads through to the kitchen.

KITCHEN

11'4 x 10'7 (3.45m x 3.23m)

Fitted with a range of wall and floor cabinets is the kitchen. Space and plumbing allow for a fridge freezer and a dishwasher. Interrogated to the kitchen there is a mid hight oven with grill, gas hob and a sink and half with drainer. A large window looks over the rear garden of the home and an opening to the utility room. A further door opens back into the entrance hall. Tiled finishings.

UTILITY ROOM

5'9 x 5'3 (1.75m x 1.60m)

Complementing the kitchen is the utility room. Beneath the work surfaces space and plumbing allow for a washing machine and tumble dryer. Inset to the work top is a stainless steal sink with drainer. A door opens out to the side driveway of the home. Tiled finishings.

CLOAKROOM

6'7 x 3' (2.01m x 0.91m)

Placed just off from the entrance hall is the cloakroom. Fitted with a water closet and a wash basin inset to a vanity unit with storage under. A window with privacy glass open out over the front of the home.

FIRST FLOOR LANDING

Balustrade landing with a window looking out over the side of the home allowing the landing to be filled with natural light. Door gives access to all four of the bedrooms and the family bathroom. A further door opens to an airing cupboard.

MASTER BEDROOM

13'2 x 11'10 (4.01m x 3.61m)

With a bay window over looking the front of the home is the master bedroom, which can accommodate a king size bed, bedside tables and further bedroom furniture, This bedroom also benefits from having fitted wardrobes. A door opens to an en-suite.

MASTER EN-SUITE

8'11 x 3'9 (2.72m x 1.14m)

With a window opening out over the side of the home the en-suite consists of a shower cubical, pedestal wash basin and a water closet. Tiled finishings.

BEDROOM TWO

11'10 x 9'6 (3.61m x 2.90m)

A generous double bedroom located at the back of the home. This bedroom can accommodate a double bed, bedside tables and further bedroom furniture.

BEDROOM THREE

9'6 x 6'9 (2.90m x 2.06m)

Also positioned at the back of the home is bedroom three. Space allows for a single bed and further bedroom furniture. A window looks out over the rear garden of the home.

BEDROOM FOUR

9'6 x 6'7 (2.90m x 2.01m)

With a window looking over the front of the home, bedroom four is also a single bedroom. This room would also make a great study space.

FAMILY BATHROOM

6'4 x 6'3 (1.93m x 1.91m)

Complementing the bedroom is the family bathroom which consists of a panel enclosed bath with mixer taps and a vanity unit with inset wash basin and a concealed water closet with storage. Tiled finishing and a window over looking the side of the home.

EXTERNAL

Outlined as follows:

FRONT GARDEN

To the front of the home there is ornamental metal fencing dividing the front garden from the pavement. The garden has been laid with shingle with bushes to the boarders.

REAR GARDEN

A fantastic sized rear garden which is fully enclosed. The garden is arranged to allow areas for lounging, dining and cultivation. Adjacent from the home there is an area laid to patio with a path leading to the bottom of the garden and to a pedestrian garage door. To the side of the home, tucked away is an area ideal for cultivation. The rest of the garden has been laid to lawn and shingle with mature plants and bushes to the boarders. A gate gives access to the drive of the home.

DRIVE WAY

To the side of the home there is a tarmacked drive allowing parking for multiple vehicles.

GARAGE

Accessed via a roller door from the driveway or a pedestrian door from the garden. Fitted with power and light.

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







Directions:

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