



Wintergreen, Calne
Asking Price £425,000



CUL-DE-SAC! DOUBLE GARAGE! A four bedroom executive home located the popular Chilvester Park development. The home is tucked away in a cul-de-sac and enjoys off road parking for multiple vehicles. The rear garden is enclosed and benefits from mature trees and shrubs creating a private area to lounge and dine. Internally the first floor of the home features a family bathroom and four bedrooms with the master benefitting from an en-suite and dressing area. The ground floor is spacious, and features a cloakroom, a study, living room, formal dining room, conservatory overlooking the rear garden, and a dining kitchen which opens to a utility room. The most prominent feature of the home is a 17'11 x 16'7 integral double garage with power, light and a rear access door. The home is double glazed throughout with gas central heating.



The home is placed on a private drive off a pretty residential cul-de-sac that is proving to be an extremely desirable location to live. Chilvester Park is very close by and offers many recreational uses. 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.

ACCESS AND AREAS NEARBY

The A4 gives routes east to Marlborough, Cherhill White Horse and Historic Avebury and the M5 eastbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound also. To the west is Chippenham, Bath and the M4 westbound.

There is a regular bus route (approx every 20 minutes in the day) connecting Chippenham to Swindon, which both have rail stations

ENTRANCE HALL

12'9 x 12'10 max (3.89m x 3.91m max)

Upon entry to the home the entrance hall leads to the study, cloakroom, dining kitchen, formal dining room and living room. Stairs rise to the first floor landing.

STUDY

8'1 x 6'5 (2.46m x 1.96m)

To the front of the home is this study. Space allows for a desk and office furniture, or the room could be utilised as a small lounge. A window views out the front.

LIVING ROOM

22'3 x 13' max (6.78m x 3.96m max)

A spacious dual aspect living room. The focal point of the space is an open fireplace with surround. A bay window views out the front of the home and a patio door leads to the rear garden. The room will allow for multiple sofas and further living room furniture.

FORMAL DINING ROOM

9'8 x 9'6 (2.95m x 2.90m)

The formal dining room will allow space for a dining table and chairs as well as further display furniture. French doors open to a generous conservatory.

CONSERVATORY

11'5 max x 10'8 (3.48m max x 3.25m)

The conservatory will allow space for multiple sofas and further furniture. Many windows offer views out over the rear garden and french doors open to a garden patio.

CLOAKROOM

The cloakroom features a wash basin and water closet.

DINING KITCHEN

18'10 x 9'11 (5.74m x 3.02m)

A social dining kitchen. The room has a natural area that will allow for a dining table and chairs. The kitchen section comprises of matching wall and base cabinets. Integrated there is a fridge freezer, double electric oven, electric hob and dishwasher. Beneath a window that views out over the rear garden is a sink and a half with drainer. A door leads to the utility room.

UTILITY ROOM

9'9 x 6'5 (2.97m x 1.96m)

The utility room features wall and base cabinets and there is space and plumbing for a washing machine and tumble dryer. Beneath a window that views out the side of the home is a sink with drainer. A door opens to the double garage. The boiler is located in this utility room.

FIRST FLOOR LANDING

The first floor landing leads to all four bedrooms and the family bathroom. A window allows natural light into the space.

MASTER BEDROOM

12' x 11'2 (3.66m x 3.40m)

The master bedroom will allow for a king size bed and further bedroom furniture. The room is open to a dressing area with fitted wardrobes. A door opens to the en-suite and a window views out over the rear garden.

MASTER EN-SUITE

6'6 x 6'6 (1.98m x 1.98m)

The master en-suite comprises of a wash basin, water closet, chrome heated towel rail and a shower cubicle. Partially tiled with a window opening out the side of the home.

FAMILY BATHROOM

8'10 x 4'6 (2.69m x 1.37m)

The family bathroom comprises of a wash basin, water closet, chrome heated towel rail and a bath with shower

above.

BEDROOM THREE

12'5 x 6'3 (3.78m x 1.91m)

Bedroom three is placed to the front of the home and benefits from a built in wardrobe. The room can allow for a double bed and further bedroom furniture.

BEDROOM TWO

12'4 max x 9'11 (3.76m max x 3.02m)

Bedroom two views out over the rear garden and benefits from a built in wardrobe. The room can allow for a king size bed and further bedroom furniture.

BEDROOM FOUR

8'11 x 7'3 (2.72m x 2.21m)

Bedroom four is best utilised as a large single bedroom. A window views out over the rear garden.

EXTERNAL

Outlined as follows:

REAR GARDEN

A lovely, mature rear garden. To the perimeter of the garden are mature trees and shrubs offering a welcome degree of privacy. Adjacent to the living room is a patio area under a pergola. Beyond that the garden is mainly laid to lawn with a brick laid patio to the centre. The patio is a great space for outdoor lounge and dining furniture. There is side access.

PARKING

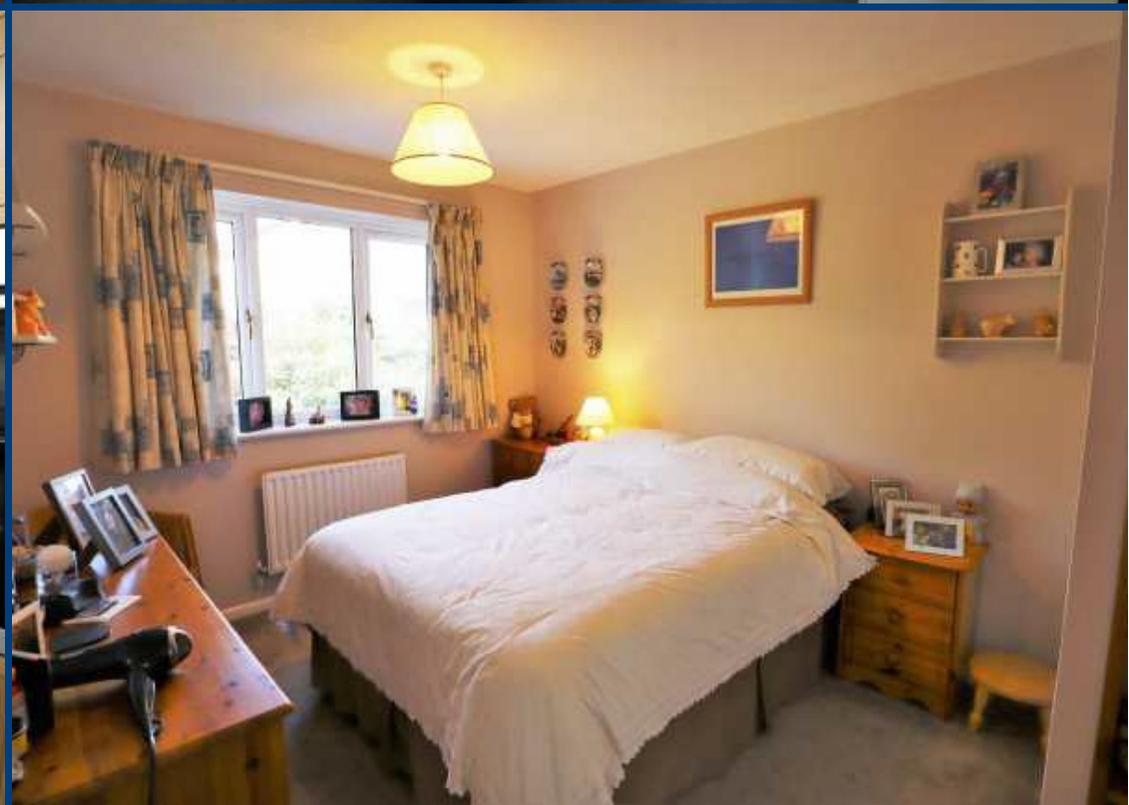
A drive to the front of the home allows off road parking for two vehicles. The double garage will of course offer more parking.

INTEGRATED DOUBLE GARAGE

17'11 x 16'7 (5.46m x 5.05m)

A fantastic feature to the home. The double garage is accessed via one large up garage door to the front, a side access door or an integral door to the utility room. The garage features power and light.

To arrange a viewing please contact Butfield Breach on 01249 821 110.







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