



Linnet Road, Calne
£279,950



A semi detached home that has a gorgeous landscaped rear garden and accommodation that offers great flexibility. The property has the advantage of a garage and off road parking. The home can be used as either three or four bedrooms which are complemented by a main bathroom and an en-suite to the master. The ground floor has a fitted dining kitchen that opens out onto the garden. In addition there is a first floor living room with a view out over the garden also.

An outline of the home in further detail is as follows

ENTRANCE HALL

Doors lead to the dining kitchen, guest cloakroom and to the study/bedroom four. Under stairs store cupboard. Stairs rise to the first floor.

GUEST CLOAKROOM

Water closet, wash basin and an extractor fan.

STUDY/BEDROOM FOUR

9'2 x 7'5 (2.79m x 2.26m)

Ideal as a guest bedroom or the perfect place for a study. A window looks out over the front. There is room for a desk, sofa and further furniture stop

DINING KITCHEN

17'6 x 15'5 L Shape (5.33m x 4.70m LShape)

The room is organised to offer an area for dining table, chairs and further furniture. A window looks out over the rear garden. Glazed French doors open onto the rear garden and expand the living space in fine weather.

The kitchen has a selection of fitted wall and floor cabinets with work surfaces. Inset is an electric oven, gas hob and cooker hood over. Room is been allowed for a washing machine, dishwasher and a fridge freezer. Inset one and a half stainless steel sink and drainer. Tile finishes.

FIRST FLOOR LANDING

Stairs rise up to the top floor and doors give access to the living room, third bedroom and to the first floor cloakroom.

LIVING ROOM

16'5 x 8'9 (5.00m x 2.67m)

A window offers a view out over the rear garden. There is room for a number of sofas and further living room furniture.

BEDROOM THREE

8'7 x 15'5 (2.62m x 4.70m)

This bedroom can happily accommodate a large double bed and further bedroom furniture. Two windows offer a view out over the front.

FIRST FLOOR CLOAKROOM

6'4 x 6'2 (1.93m x 1.88m)

Complementing the first floor rooms the cloakroom offers a water closet and a wash basin. Window with privacy glass. Extractor fan and tile finishes.

SECOND FLOOR LANDING

A balustrade landing with room for display furniture. Doors give access to the top floor bedrooms and the bathroom.

BATHROOM

6'5 x 6'4 (1.96m x 1.93m)

The suite offers a water closet, pedestal wash basin and a panel enclosed bath with screen and shower attachment. Window with privacy glass and tile finishes. Extractor fan.

MASTER BEDROOM

12'1 x 8'9 plus wardrobe (3.68m x 2.67m plus wardrobe)

The room has a double wardrobe and a door gives access to the en-suite. A window looks out over the front and is room for a large double bed and further furniture.

MASTER EN-SUITE

Window with privacy glass and tile finishes. Shower cubicle, water closet and a wash basin. Extractor fan and a window with privacy glass.

BEDROOM TWO

11'11 x 8'11 (3.63m x 2.72m)

This bedroom is also a generous double room. A window looks out over the rear garden.

EXTERNAL

Outlined as follows in brief;

FRONT GARDEN

To the front of the home is a hard standing garden ideal for pot plant display. There are ornamental bushes and a storm awning over the front door.

REAR GARDEN

The rear garden has been beautifully landscaped and offers areas of different character. Adjacent to the house is a wide patio area that is ideal for outside table, hot tub or a gazebo. From here you step onto a shingled garden with a circular central patio for display. At the end of the garden is a raised area which is suitable for lounging and further outside furniture. (The home does have right-of-way down and adjacent drive)

GARAGE

Close to the home and placed under coach house is a garage.

PARKING

There is the ability to park a vehicle in front of the garage.





Directions: From the centre of Calne proceed north through Wood Street onto North Street. Continue through North Street onto Lickhill Road until the first roundabout. Take the first right into Zander Road and continue along onto Buzzard Road. Continue through Buzzard Road until Linnet Road where the home will be placed on the right.

