

Sold



3 BEDROOM DETACHED | CAPSTONE DRIVE, SN11 | £450,000

DESCRIPTION

Executive style detached family home originally constructed by Redrow in 2018 and offering the piece of mind that comes with the remainder of the NHBC Guarantee. This stunning property offers superbly proportioned, light and airy living space with the very best of contemporary styling. The accommodation comprises a reception hallway accessed via a covered front porch which leads to a large bay-fronted sitting room which enjoys bucolic views to parkland. To the rear of the property a large open plan kitchen / dining room proves to be the heart of this lovely home and is fully fitted with ample units and integrated appliances along with plenty of granite work surface space. A utility room and downstairs WC complete the living space on the ground floor. Upstairs, the landing leads to three double bedrooms all of which have en-suite facilities. Of particular note is enviable bay-fronted master bedroom suite which includes a fabulous dressing area complete with fitted wardrobes and a spacious en-suite bath and shower room. Externally there are landscaped gardens to both the front and rear and ample off-road parking with a large driveway which leads to a 19'0" long garage.

Ideally located on the sought after southern fringes of Calne adjacent to the pretty village of Quemerford, the property provides excellent access to local amenities, through routes and recreational facilities. Quemerford itself provides a village shop and post office, the Talbot Inn and the highly regarded Holy Trinity Primary School whilst Kingsbury Green Academy is within a short walk. Blackland Lakes and nature reserve are near by and the breathtaking National Trust owned Calstone and Cherhill Downs provide a plethora of walking and riding adventures. Calne itself offers a good range of shops and amenities while a wider range of facilities can be found in the nearby towns of Chippenham (7.5 miles) which provides a mainline train service to London Paddington (1h 9mins), Devizes (7.7 miles) and Marlborough (12.5 miles).



Tenure: Freehold
Local Authority: Wiltshire Council
Council Tax Band: E
EPC Rating: B
All mains services connected, gas central heating
£300 p.a. service charge for maintenance of estate

KEY FEATURES

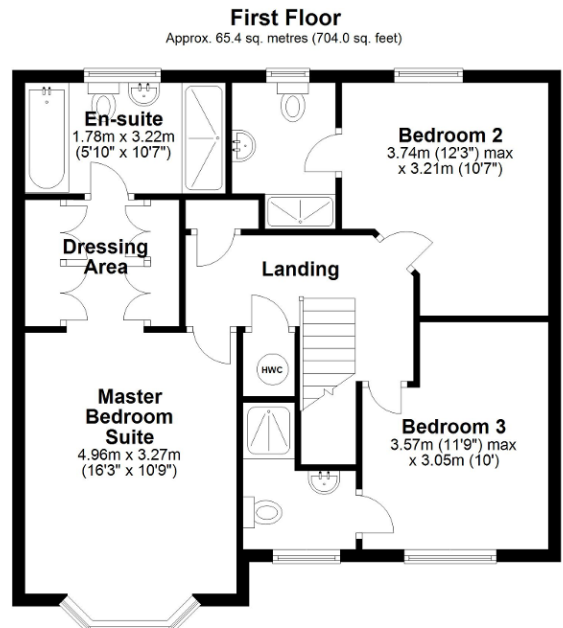
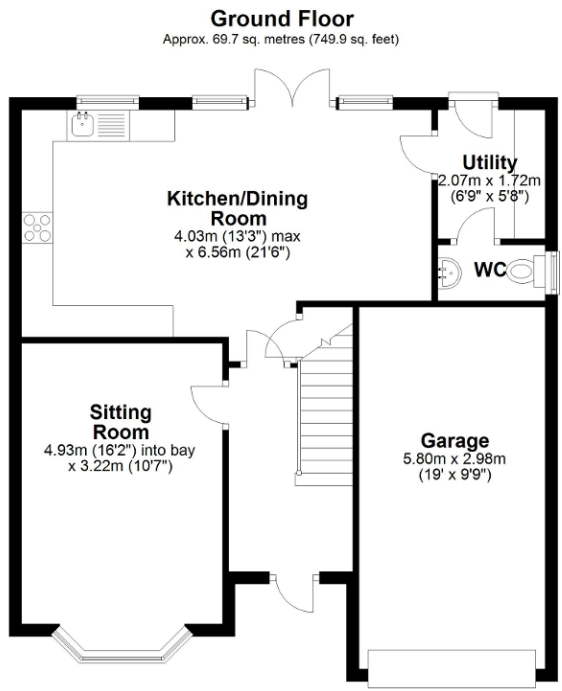
- Detached family home
- Three double bedrooms
- Bay fronted sitting room
- Utility and downstairs cloakroom
- Presented to a high standard
- Quiet cul-de-sac location
- En-suite facilities to all bedrooms
- Stylish open plan kitchen / dining room
- Large garage and private driveway
- Remainder of NHBC guarantee





ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 135.1 sq. metres (1453.9 sq. feet)

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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