

OVER  
**30**  
YEARS OF  
MOVING  
PEOPLE

**ATWELL  
MARTIN**  
ESTATE AGENTS



Zander Road, Calne SN11 9QS

Offers in excess of £305,000

\*\*\* NO ONWARD CHAIN\*\*\* beautifully presented three bedroom townhouse, offering versatile, light and spacious accommodation throughout. The property also benefits from a lovely rear garden offering a high degree of privacy, single garage and gated driveway parking.

### **Situation Calne**

Calne, the 'Town of Discovery' is situated in the heart of the Wiltshire countryside. The town retains many buildings of historical interest, including St Marys, a beautiful example of a 12th Century Parish Church. Modern day Calne benefits from a weekly market and various sports and leisure facilities. There is also a selection of shops and supermarkets, a library, public and private schooling for all ages. Just outside the town is the village of Cherhill. Here you will find Wiltshire's most dramatic White Horse carved on the chalk hillside below an ironage fort. A short drive away are the UNESCO Word Heritage Sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey and the Georgian City of Bath. A couple of miles away is Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort.

There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in the nearby town of Chippenham there is an excellent mainline service to London for commuters

### **The Accommodation**

With approximate measurements the accommodation is arranged as follows:

#### **Entrance Canopy**

Entrance canopy with exterior light.

#### **Entrance Hall**

Front door with obscured double glazed panels, door to dining room, kitchen and cloakroom. Stairs to first floor landing, laminate flooring, radiator.

#### **Dining Room/Living room**

Upvc double glazed window to front, radiator.

#### **W.C**

Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splash back, extractor fan, radiator.

#### **Kitchen/Breakfast Room**

Upvc double glazed window and French doors to garden. Fitted kitchen offering a comprehensive range of wall and base units with worktops over, stainless steel sink with mixer taps. Built in electric oven and four burner gas hob with matching cooker hood, space & plumbing for automatic washing machine and fridge/freezer. Radiator, laminate floor.





### **First Floor Landing**

Upvc double glazed window to front, doors to living room, bedroom three and family bathroom. Built in cupboard housing central heating boiler. Stairs to second floor landing. Radiator.

### **Living Room/ Bedroom**

Two Upvc double glazed windows to rear, radiator.

### **Bedroom Three/ Study**

Upvc double glazed window to front, radiator.

### **Family Bathroom**

Fitted with a three piece suite comprising bath with shower over and glazed shower screen, low level WC and vanity style wash hand basin with storage below. Part tiled, chrome heated towel rail, extractor fan.

### **Second Floor landing**

Doors to Bedrooms one and two, and Jack & Jill shower room.

### **Bedroom One**

Upvc double glazed window to rear, radiator, door to Jack & Jill shower room.

### **Jack & Jill Shower Room**

Fitted with a three piece suite comprising double shower cubicle, low level WC and vanity style wash hand basin, part tiled, extractor fan.

### **Bedroom Two**

Upvc double glazed window to front, range of built in wardrobes, radiator.

### **Externally**

#### **Garage**

16'4 x 8'8

Single garage with up & over door, power & light, loft storage, personnel door to garden.

#### **Driveway**

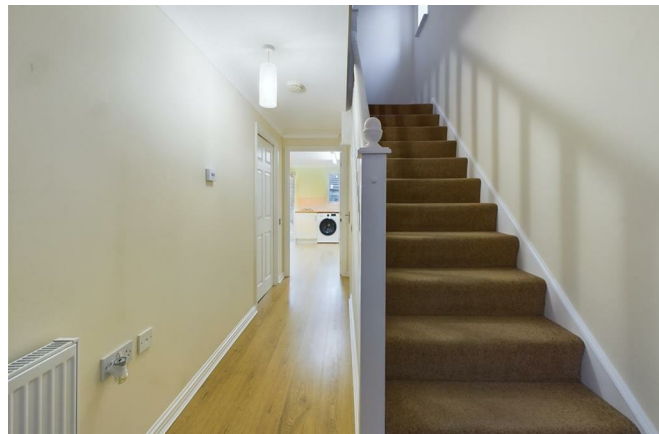
Gated driveway with parking and electric car charging point.

#### **Garden**

A particular feature of the property is the lovely rear garden offering a high degree of privacy. Mainly laid to lawn with a generous patio area, raised beds with mature planting, greenhouse, outside tap. Access to driveway and personnel door to garage.

#### **Council Tax**

Council tax band D







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
Very energy efficient - lower rating scale		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher rating scale		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1141.19 ft<sup>2</sup>

Reduced headroom

1.08 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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