

OVER
30
YEARS OF
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**ATWELL
MARTIN**
ESTATE AGENTS



Hazel Grove, Calne SN11 0QH

Guide price £450,000

NO ONWARD CHAIN! Welcome to Hazel Grove which is a four bedroom detached property situated within a cul-de-sac on the edge of the market town of Calne. The property is arranged over two floors and offers good size family accommodation to include on the ground floor: A cloakroom, living room, dining room, kitchen, utility room and cloakroom. On the first floor are four bedrooms with en-suite to master and family bathroom. Externally the property boasts a enclosed south facing rear garden, double garage and driveway parking for several Vehicles.

Situation Calne

Calne provides a comprehensive range of amenities including a choice of shops and supermarkets, sports centre with indoor swimming pool, public library, churches and schooling for all age groups. Calne is an expanding north Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (6 miles) and Swindon (18 miles). Junctions 16 and 17 of the M4 Motorway are both easily accessible from the town, whilst a mainline railway station at Chippenham provides regular services to London Paddington. For those with recreational interests there are golf courses at Chippenham (North Wilts) and Bowood, horse riding at Hampsley Hollow and fishing and walks at Blackland Lakes. There are also the archaeological sites of Avebury Stone Circle, Kennet Long Barrow and Silbury Hill within easy travelling distance.

The Accomodation

With approximate measurements, the accommodation comprises:

Entrance Hall

Two Obscure windows to front, door to front, under stair cupboard, wooden flooring, radiator and stairs leading to first floor.

Living Room

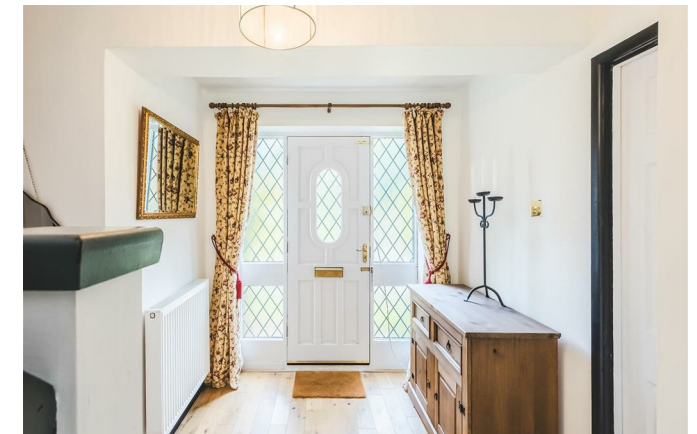
Upvc double glazed door to front, sliding double glazed doors to rear garden, open feature fireplace with wooden surround, wooden flooring, two radiators and door leading to entrance hall.

Dining Room

Upvc double glazed window to front, wooden flooring, radiator and door to entrance hall.

Cloakroom

Obscure Upvc double glazed window to side, w.c, wash hand basin with tiled splashbacks, tiled flooring and door to entrance hall.





Kitchen

Two Upvc double glazed windows to side and rear, fitted kitchen offering a range of wall and base units, wooden work tops, 2 bowl ceramic sink drainer unit, range master oven with matching cooker hood over, plumbing for wish washer, tiled flooring, radiator and door to entrance hall.

Utility Room

Door to side allow access to rear garden, a range of wall and base units, plumbing for washing machine, space for American style fridge freezer, wall mounted boiler, tiled flooring and door to kitchen.

First Floor Landing

Upvc double glazed window to front, radiator, loft access, airing cupboard and doors giving access to all bedrooms and family bathroom.

Master Bed

Upvc double glazed window to rear, wall lights, radiator and door leading to en-suite.

En-suite

Obscured Upvc double glazed window to rear, shower cubicle, w.c, vanity wash hand basin, part tiled, tiled flooring, heated towel rail and spot lights.

Bedroom Two

Two Upvc windows to rear and radiator.

Bedroom Three

Upvc double windows to front, shelving, built in desk with cupboard and radiator.

Bedroom Four

Upvc double glazed window to front and radiator.

Externally

Rear Garden

Split level garden comprising of patio area, lawn area, mixture of ornamental planting, fish pond and gated side access to driveway area.

Front Garden

Steps leading up to front door, lawn areas with hedging.

Driveway Parking & Double Garage

Ample driveway parking located to the side of the property for several vehicles and a double garage with power and lighting.

Agents Notes

Council Tax Band: E

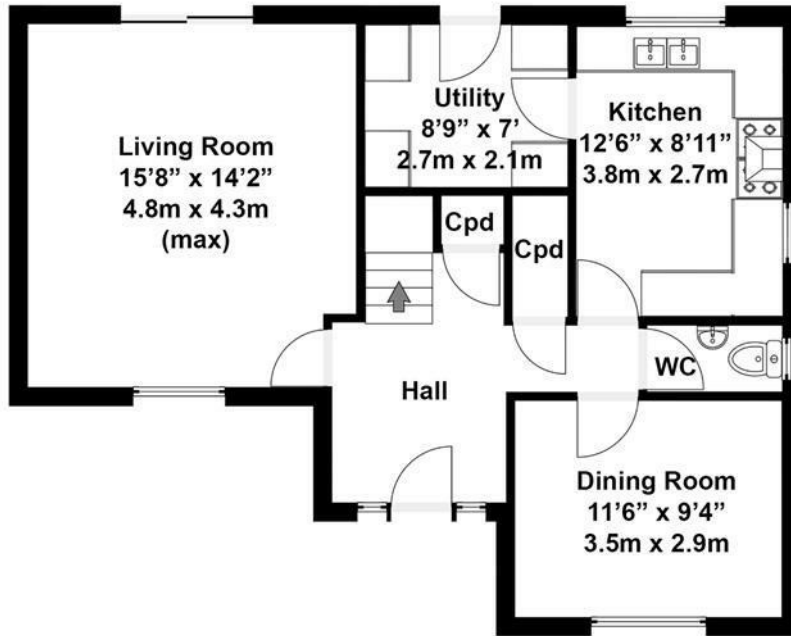




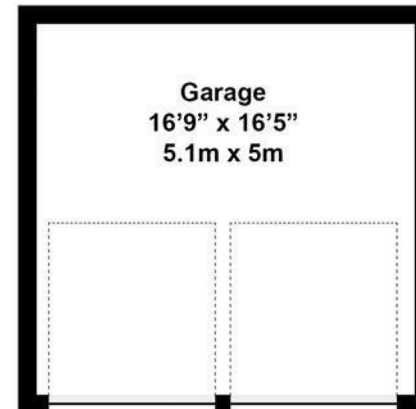
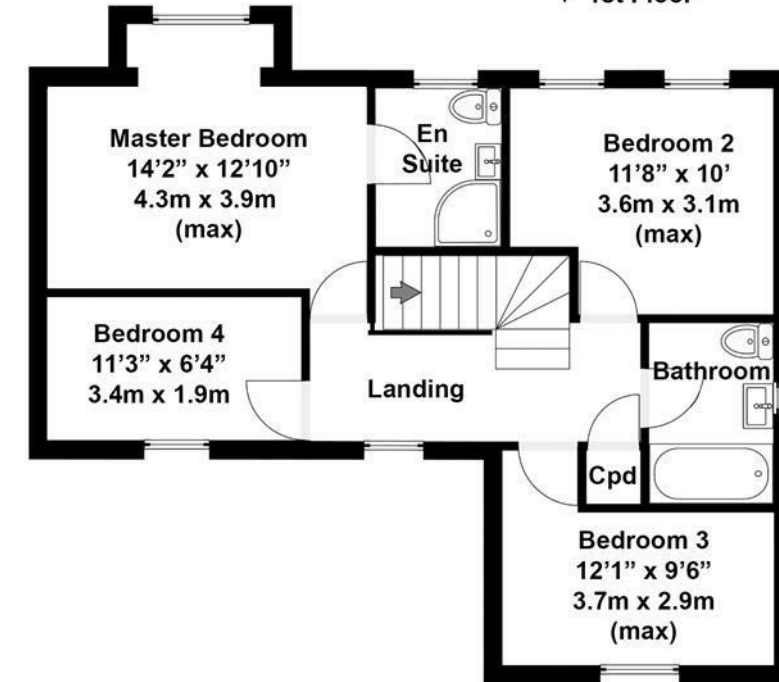


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs 92-100 A		Very environmentally friendly - lower CO ₂ emissions 39-47 A	
82-91 B		48-57 B	
72-81 C		58-67 C	
62-71 D		68-77 D	
52-61 E		78-87 E	
42-51 F		88-97 F	
32-41 G		98-107 G	
Not energy efficient - higher running costs 1-31		Not environmentally friendly - higher CO ₂ emissions 108-136	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

▼ Ground Floor



▼ 1st Floor



Total area approx: 1513 sq ft / 141 sq m
(Includes garage)

N.B. Whilst care has been taken with this floor plan to reflect an accurate likeness of the property it should only be used as an approximation for illustrative purposes only, specifically no guarantee is given and all should not be relied on solely as a basis of valuation. Plan not to scale.



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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.