

OVER  
**30**  
YEARS OF  
MOVING  
PEOPLE

**ATWELL  
MARTIN**  
ESTATE AGENTS



Bentley Grove, Calne SN11 8EJ

Price Guide £280,000

A stunning three bedroom property with good size garden and ample parking situated in a popular residential area within walking distance of the town and its amenities. The property, which is presented in good order throughout, offers on the ground floor, entrance hall, cloakroom, living room and kitchen/dining room. On the first floor there are three bedrooms, storage/office room and a family bathroom.

### **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 WORLD 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 is arranged as follows:

#### **Entrance Hall**

Upvc double glazed window to door, doors leading to cloakroom, living room and kitchen, under stair storage cupboard, tiled flooring and stairs leading to first floor.

#### **Cloakroom**

4'6x 2'5

Upvc double glazed window to side, fully tiled, w.c, vanity wash hand basin, heated towel rail and wall mounted mirrored storage cupboard.

#### **Kitchen/Dining Room**

18'4" x 9'5"

Upvc double glazed window to front, A re-fitted kitchen comprising from a range of wall and base units, work surfaces, one bowl single drainer sink unit, electric oven, electric oven/microwave, induction hob with matching cooker hood over, integrated dish washer and washing machine, water softener, electric under unit heater, wine cooler, space for American style fridge freezer, spot lighting and tiled flooring.





### Living Room

15'5" x 11'8"

Upvc double glazed window to rear, Upvc French doors to rear, laminate flooring and radiator.

### First Floor Landing

Doors giving access to all three bedrooms, storage/office room and bathroom, loft hatch giving access to roof space with pull down ladder and part boarded, airing cupboard housing combi boiler.

### Master Bedroom

13'1" max x 8'6"

Upvc double glazed window to rear, radiator and fitted bedroom storage comprising of wardrobes, draws and over head storage.

### Bedroom Two

13'1" max x 8'6"

Upvc double glazed window to front, radiator and fitted wardrobe.

### Bedroom Three

6'6" x 10'2"

Upvc double glazed window to rear and radiator.

### Storage/Office Room

4'7" x 4'7"

Spot lighting and socket.

### Bathroom

5'10" x 6'7"

Obscure double glazed window to front, bath with tap and shower over, vanity wash hand basin, w.c, part tiled, heated towel rail and cushioned vinyl flooring.

### Externally

#### Driveway Parking

Ample driveway parking to the front of the property to park approx 3/4 vehicles, which is mainly laid to gravel.

#### Rear Garden

Enclosed rear garden which is mainly laid to lawn, patio area, gravel area and gated rear access.

#### Bike Shed

6'2" x 2'4"

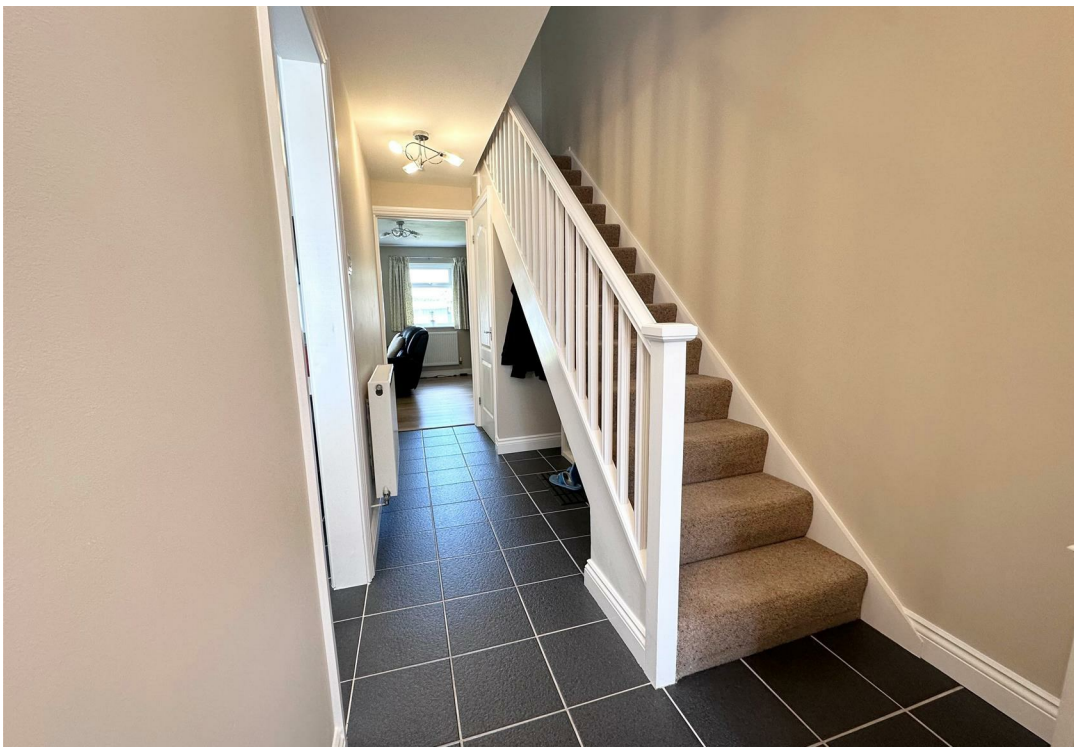
Contained within a block is an allocated bike shed which belongs to the property.

#### Agents Notes

Council Tax Band: B

All the communal areas each property has a one 1/13 of a share.





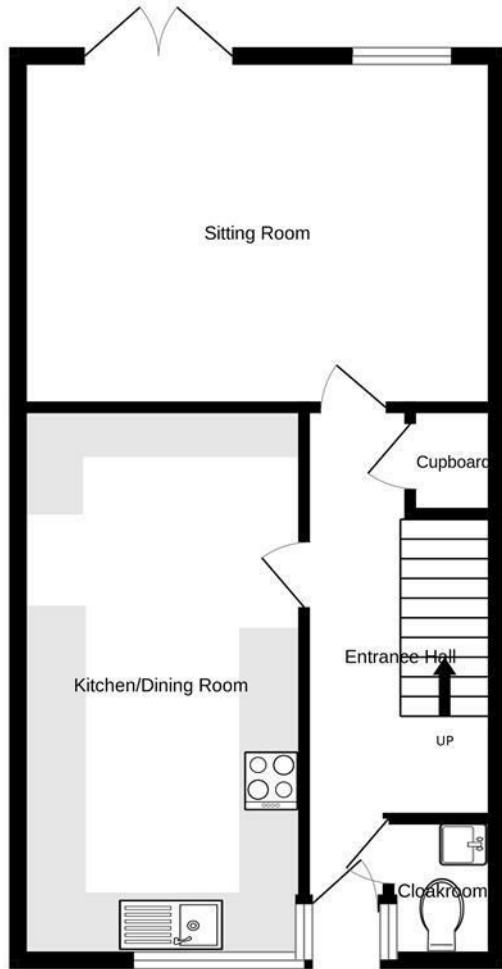


Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Worst energy efficiency - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

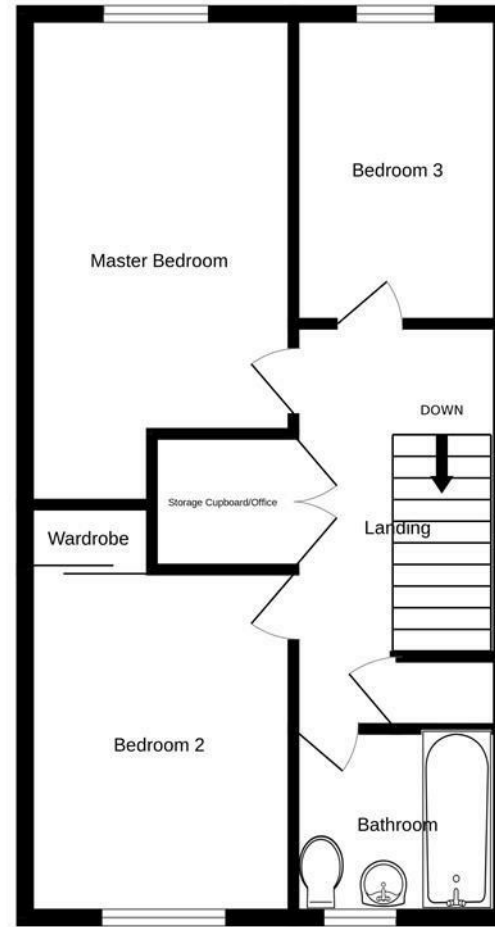
  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
Environmentally friendly - lower CO <sub>2</sub> emissions	B		
Decent environmental friendliness - lower CO <sub>2</sub> emissions	C		
Some environmental friendliness - lower CO <sub>2</sub> emissions	D		
Not very environmentally friendly - higher CO <sub>2</sub> emissions	E		
Very poor environmental friendliness - higher CO <sub>2</sub> emissions	F		
Worst environmental friendliness - higher CO <sub>2</sub> emissions	G		
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR





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