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ESTATE AGENTS



Sarum Way, Calne SN11 0EZ

Offers in excess of £475,000

A spacious detached bungalow situated on the popular Curzon Park. with countryside walks near by. Located close to all local amenities and on the main bus route to Chippenham and Swindon The accommodation comprises a cloakroom, lounge/diner, kitchen, four bedrooms with en-suite to bedroom one and family bathroom. To the rear of the property is a beautiful fully enclosed garden, offering patio, lawn, vegetable plot and greenhouse. The property also benefits from ample parking and a detached double garage. The property is being sold with NO ONWARD CHAIN.

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 Hall

Upvc double glazed door and window to the front, doors to WC and Lounge/Diner.

Cloakroom

3'4" x 3'2"

Upvc double glazed window to the side, two piece suite comprising a low level WC and wash hand basin.

Lounge/Diner

23'5" x 23'3" max

Two large Upvc double glazed windows to the front and side and French doors to the garden. Stone feature fireplace with gas fire, three radiators.

Kitchen

12'8" x 9'11"

Upvc double glazed windows and door to rear. Fully fitted kitchen with a range of wall and base units with work tops over, stainless sink/drainer, integrated electric oven and four ring gas hob with extractor over. Integrated fridge and washing machine. A freestanding dishwasher is included and also a full height appliance door if an integrated dishwasher is required. Serving hatch to dining room, tiled flooring.

Inner Hall

With doors to bedrooms, family bathroom, storage cupboard and airing cupboard housing central heating boiler. Access to loft space with ladder, part boarded and insulated water tank.





Bedroom One

9'10" x 10'8"

Upvc double glazed window to the front, built in wardrobes, radiator, door to en-suite.

En Suite

7'4" x 2'10"

Three piece suite comprising shower cubicle, low level WC and wash hand basin with storage, extractor fan, tiled flooring.

Bedroom Two

11'0" x 10'2"

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

Bedroom Three

9'7" x 7'10"

Upvc double glazed window to the rear, radiator.

Bedroom Four

7'8" x 6'4"

Upvc double glazed window to the rear, radiator, built in cupboard.

Family Bathroom

6'6" x 8'5" max

Obscured Upvc double glazed window to the rear. Three piece suite comprising a low level WC, wash hand basin with storage under, bath with shower over, heated towel rail, fully tiled and tiled flooring.

Externally

Frontage

To the front of the property is an attractive garden mainly laid to lawn and driveway leading to double garage.

Rear Garden

A fabulous fully enclosed rear garden. Patio area and large lawn, mature planting, vegetable garden and greenhouse. Gated access to the side with ample parking.

Double Garage

17'0" x 17'0"

Detached double garage, with window to the side and two electric remote control doors to the front.

Agents Note

Council Tax Band E

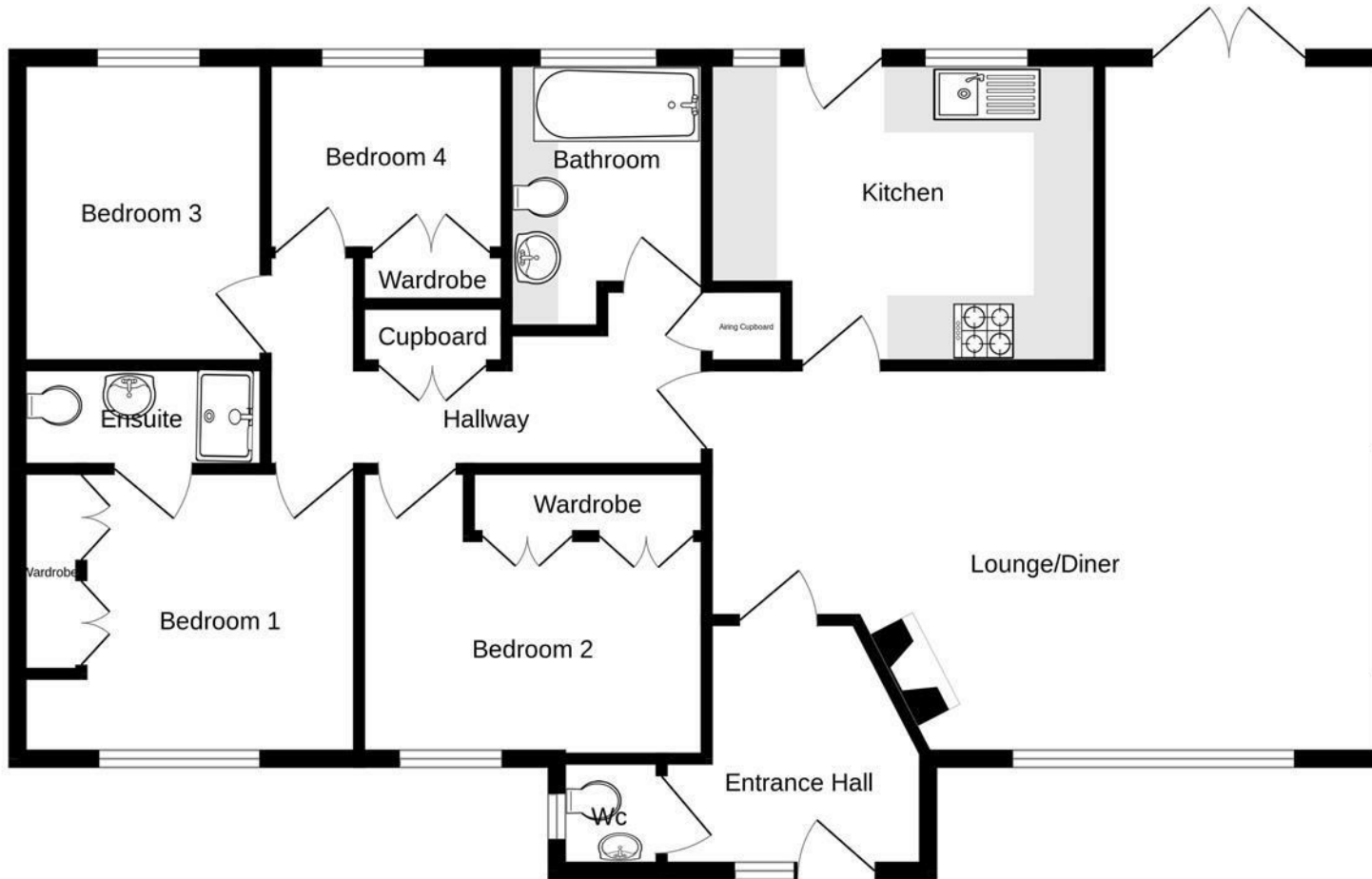






Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs 92-100 A		Very environmentally friendly - lower CO ₂ emissions 39-47 A	
82-91 B		48-57 B	
72-81 C		58-67 C	
62-71 D		68-77 D	
52-61 E		78-87 E	
42-51 F		88-97 F	
32-41 G		97-106 G	
Not energy efficient - higher running costs 1-31		Not environmentally friendly - higher CO ₂ emissions 107-136	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

GROUND FLOOR 1040 sq.ft. (96.6 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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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.