

OVER  
30  
YEARS OF  
MOVING  
PEOPLE

ATWELL  
MARTIN  
ESTATE AGENTS



Wintergreen, Calne SN11 0RS

Guide price £300,000



Welcome to Wintergreen which is a beautifully presented three bedroom detached property offering a a south/west facing rear garden and located 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 conservatory. On the first floor are three bedrooms and bathroom. Externally the property has an enclosed rear garden and to the front of the property is a garage and driveway parking.

### **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 Accommodation**

With approximate measurements is arranged as follows:

#### **Entrance Hall**

Upvc double glazed door to front, doors leading to cloakroom and living room.

#### **Cloakroom**

Comprising a white suit including wash hand basin with tiled splashbacks, w.c, radiator and Upvc double glazed window to front.

#### **Living Room**

14'9" x 12'9" max

Upvc double glazed window to front, opening through to dining room, radiator and stairs leading to first floor.

#### **Dining Room**

7'6" x 11'5"

Sliding patio doors leading out into conservatory, radiator and door leading to kitchen.

#### **Conservatory**

7'6" x 8'2"

Upvc construction, door giving access to rear garden.









### **Kitchen**

6'10" x 11'3"

Offering a range of wall and base units, rolled edge worktops, one bowl single drainer sink unit, tiled splashbacks, space for cooker and under counter appliances, under stair storage cupboard, water softner, Upvc double glazed window to rear, door way leading into utility room.

### **Utility Room**

4'7" x 7'6"

Offering a range of wall and base units, wall mounted boiler, loft hatch giving access to roof space, radiator, Upvc double glazed window & door to rear and door giving access to garage.

### **First Floor Landing**

Doors leading to all three bedrooms and bathroom, loft hatch with pull down ladder (part boarded) and airing cupboard.

### **Master Bedroom**

13'1" x 7'6"

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

### **Bedroom Two**

9'6" x 7'6" max

Upvc double glazed window to rear and radiator.

### **Bedroom Three**

9'10" x 6'6"

Upvc double glazed window to front, radiator and over stair storage cupboard.

### **Bathroom**

5'10" x 4'11"

A re-fitted bathroom comprising, l-shaped bath with shower over, wash hand basin, w.c, Obscure Upvc window to rear and part tiled.

### **Externally**

#### **Rear Garden**

A low maintenance enclosed south west facing rear garden with raised bed boarders, garden shed, patio area and gated side access leading to front of property.

#### **Front Garden & Driveway**

Low maintenance front garden mainly laid to gravel and tarmac driveway.

### **Garage**

17'8" x 8'10"

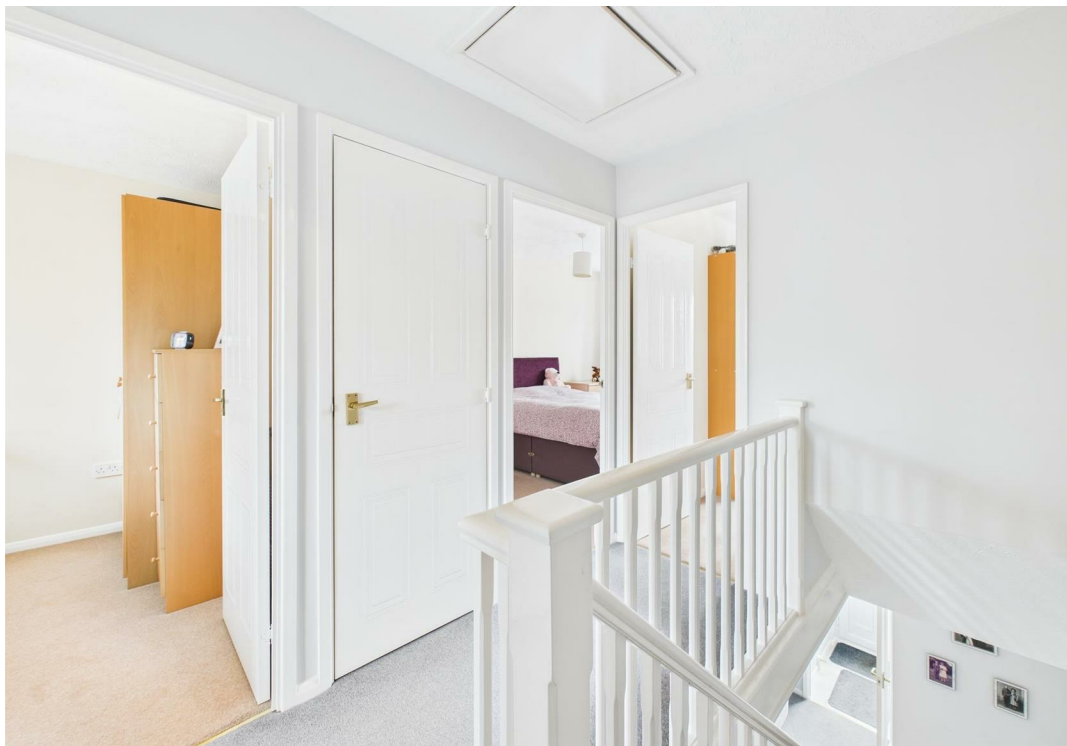
Electric up & over to front, power & lighting and door to utility room.

### **Agents Notes**

Council Tax Band: D











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



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
949.7 ft<sup>2</sup>

(1) Excluding balconies and terraces

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.



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