

OVER
30
YEARS OF
MOVING
PEOPLE

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ESTATE AGENTS



Dixon Way, Calne SN11 9AJ

£280,000

Welcome to this well presented semi-detached house located on Dixon Way in the lovely town of Calne. This property boasts three cosy bedrooms, perfect for a growing family or those in need of extra space.

As you step inside, you'll be greeted by not one, not two, but three reception rooms, offering plenty of space for entertaining guests or simply relaxing with your loved ones. The layout of this house provides a warm and inviting atmosphere, ideal for creating lasting memories.

The property features a re-fitted bathroom with separate w.c ensuring your comfort and convenience. Additionally, the large rear garden is a hidden gem, providing a tranquil outdoor space where you can unwind and enjoy the fresh air.

One of the standout features of this property is the outside office/workshop with power, offering endless possibilities for those who work from home or enjoy DIY projects.

Parking will never be an issue with the ample driveway space available, providing convenience for you and your guests. Whether you have multiple vehicles or simply want extra room for visitors, this property has you covered.

Don't miss out on the opportunity to make this house your home. With its three bedrooms, three reception rooms, large garden, outside office/workshop, and ample parking, this property has everything you need to live comfortably and create a lifetime of memories. Contact us today to arrange a viewing and take the first step towards making this house your own.





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

Ground Floor comprising of: light and spacious entrance hallway, allowing access upstairs as well as doorways to the kitchen and living room. The living room boasts a pleasant outlook to the rear garden with a feature fireplace and conservatory too rear. To the front and side of the property you a kitchen with good amount of cupboard space and utility room to the side.

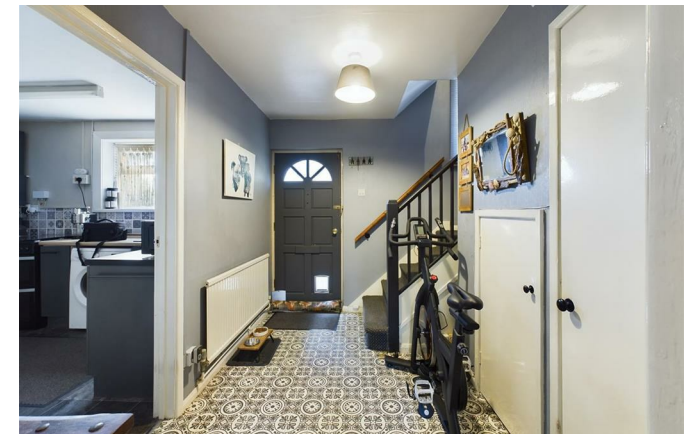
Moving upstairs you are welcomed by three good sized bedrooms, Separate bathroom and toilet.

Outside

Driveway parking for approx 3 vehicles. Side access brings you to the enclosed spacious rear garden which which is mainly laid to lawn, ample storage sheds and office/workshop offering power & lighting.

Agents Notes

Council Tax Band: B







Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Poor	E		
Very poor	F		
Worst energy efficient - higher running costs	G		
56		82	

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions	A		
Environmentally friendly	B		
Decent	C		
Below average	D		
Poor	E		
Very poor	F		
Worst environmentally friendly - higher CO ₂ emissions	G		
England & Wales		EU Directive 2002/91/EC	



Floor 1



Floor 0

Approximate total area⁽¹⁾

1096.41 ft²

(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.

GIRAFFE360



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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.