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30
YEARS OF
MOVING
PEOPLE

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ESTATE AGENTS



Defroscia Close, Calne SN11 8HU

Offers in excess of £425,000

Welcome to Defroschia Close, Calne - a charming location for this stunning four-bedroom detached house! This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with the family. With three bathrooms, including an ensuite to the master bedroom, convenience and comfort are at the forefront of this home.

The kitchen/dining room is a focal point of the house, providing a space where delicious meals can be prepared and enjoyed. The addition of a garage offers ample storage space or parking for your vehicle, adding to the practicality of this wonderful property.

Located in a desirable area with no onward chain, this house presents a fantastic opportunity for those looking to settle in a welcoming community. Don't miss out on the chance to make this house your home in Calne - book a viewing today and experience the potential this property has to offer!

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

A Grand Entrance Hallway kicks off the Ground Floor. The Entrance Hallway leads us nicely into the Upgraded Modern Kitchen/Diner with integrated appliances, gas hob and extractor fan. dining area providing a light and airy entertainment space and French Doors to Rear Garden. Dual Aspect Living Room, Study and Cloakroom complete the ground floor.

To the first floor, four good sized bedrooms, master bedroom with en-suite shower room and family bathroom.

Garden

To the rear there is a fully enclosed garden offering large lawn area, patio area and outside tap. Gated access to driveway and garage.

Agents Notes

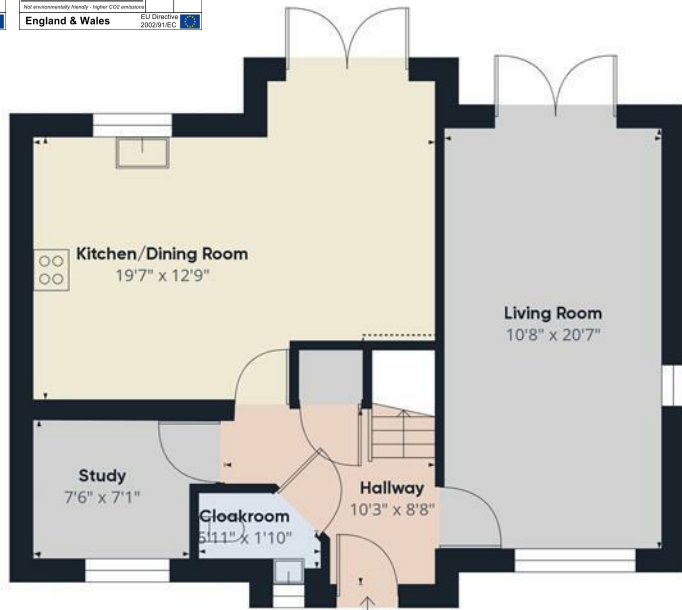
Council Tax Band: E



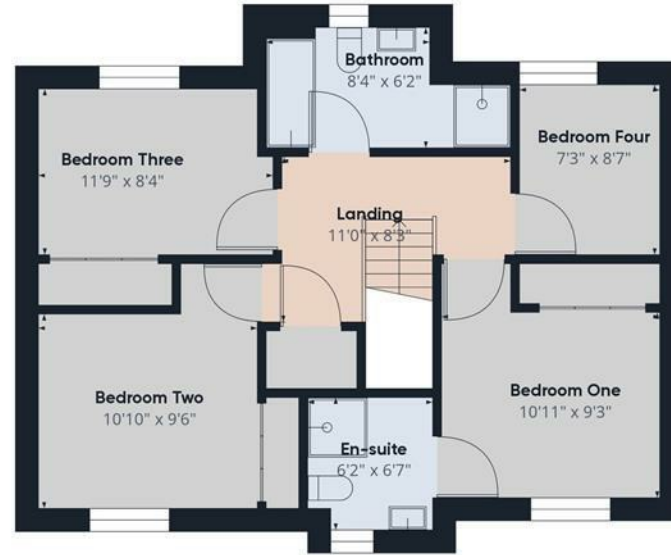




Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
Very energy efficient - lower rating code 92-94 A	85	Very environmentally friendly - lower CO ₂ emissions 101-109 A	
91-91 B			
89-91 C			
87-89 D			
85-87 E			
83-85 F			
81-83 G			
Not energy efficient - higher rating code	EU Directive 2002/91/EC	Not environmentally friendly - higher CO ₂ emissions	EU Directive 2002/91/EC
England & Wales		England & Wales	



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1446.78 ft²

Reduced headroom

0.75 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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.