



Larkspur Drive, Calne

Price Guide £230,000

Atwell Martin are delighted to offer for sale this well situated two bedroom semi-detached home on the popular location of the High Penn Park development in Calne. This is the perfect first time buy with driveway parking and generous garden. Call Atwell Martin on 01249 813 813 today to arrange your viewing.

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

Ground floor comprising of entrance hallway providing access to the wc, kitchen and living room. Kitchen with stainless steel sink, built in dishwasher, fridge freezer induction hob, extractor and singular oven. Space for a washing machine. Living room to rear with large understairs storage cupboard. French doors allowing access to rear garden.

To the first floor are two double bedrooms, both benefitting from built in wardrobes. Family bathroom with shower over bath.

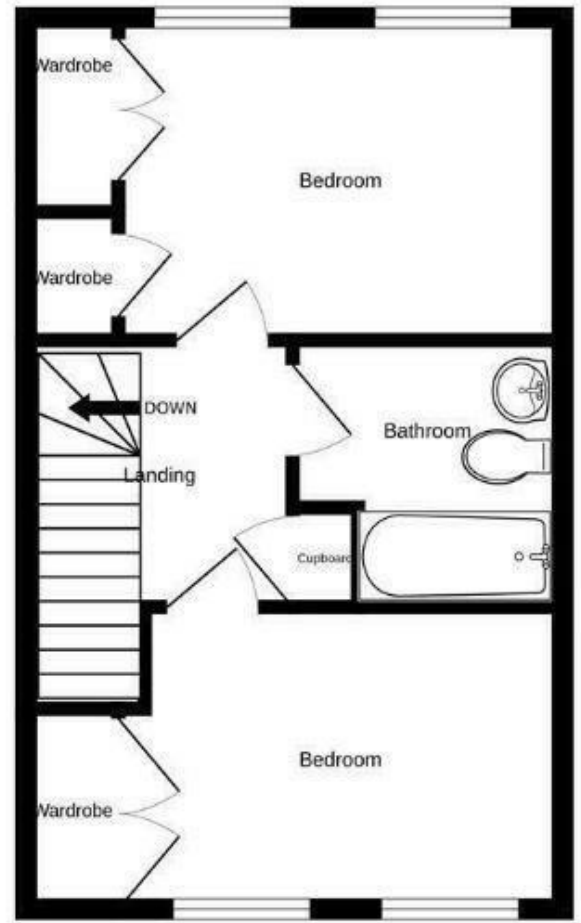
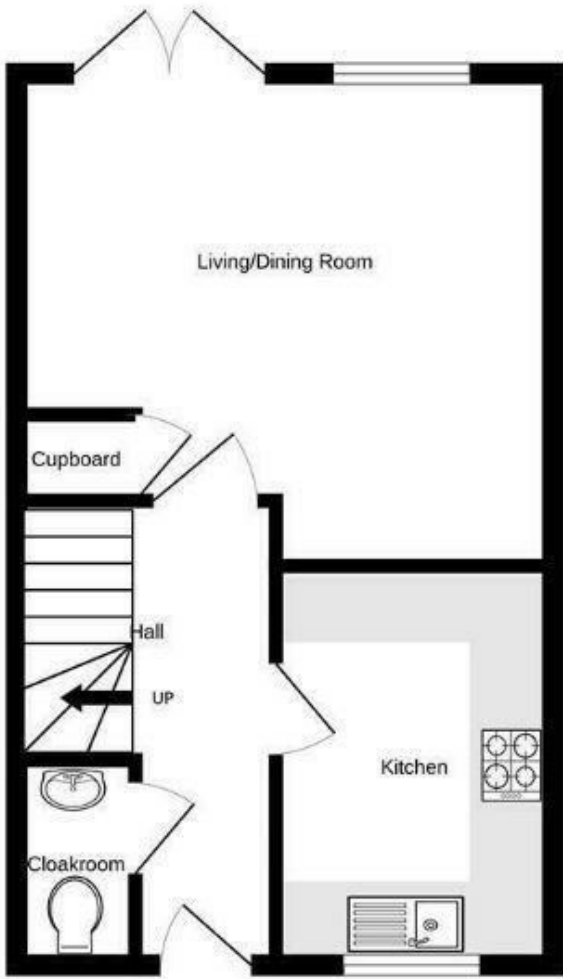
The grounds

A good sized front garden, mainly laid to lawn with paved path to front door. Tandem driveway parking for approx 2-3 vehicles, depending on size.

Fully enclosed rear garden, again, mainly laid to lawn with a small patio space. Side gate allowing access to the drive.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92 plus) A			
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

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