

OVER  
**30**  
YEARS OF  
MOVING  
PEOPLE

**ATWELL  
MARTIN**  
ESTATE AGENTS



Larkspur Drive, Calne SN11 8GN

Guide price £600,000

Offered for sale with NO ONWARD CHAIN! Welcome to this stunning property located on Larkspur Drive in the market town of Calne. This detached house boasts four spacious bedrooms, perfect for a growing family or those in need of extra space. With four bathrooms, including two en-suites, convenience and comfort are at the forefront of this home.

As you step inside, you'll be greeted by three reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. The kitchen/living room provides a modern and functional space for cooking and unwinding, making it the heart of the home.

One of the highlights of this property is the improved landscaped garden, where you can enjoy the outdoors in a tranquil setting. Whether you're hosting a summer barbecue or simply enjoying a quiet morning coffee, this outdoor space is sure to impress. Located in a desirable area, this property offers a perfect blend of comfort, style, and functionality. Don't miss the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing and experience Larkspur Drive for yourself.

### 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 (12 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/living room, study, living room and cloakroom. The living room boasts a pleasant outlook to the front with double doors leading into dining room. To the rear of the property is really the heart of the home, with a bright, minimalistic open-plan kitchen/living room which is a space great for entertaining. The kitchen hosts integrated fridge freezer, plumbing for washing machine & dishwasher, double oven, gas hob and extractor fan. The utility room houses the space for a washing machine and tumble drier and door providing side access to garden.

Moving upstairs you are welcomed by spacious landing with loft access (loft is fully boarded) four good sized bedrooms, two with integrated wardrobes with the master bedroom & second benefitting from en-suites, Separate family bathroom with bath & shower.

## Outside

To the front of the property there is a small garden area with footpath leading to the front door. To the rear there is a beautiful fully enclosed landscaped garden offering large lawn area with raised flower beds, ornamental planting and patio area's. Gated access to the front of the property and rear access into garage.

## Agents Notes

Council Tax Band: F







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs 92-94 <b>A</b>	87	Very environmentally friendly - lower CO <sub>2</sub> emissions 20-29 <b>A</b>	
91-91 <b>B</b>			
89-90 <b>C</b>			
87-88 <b>D</b>			
85-86 <b>E</b>			
83-84 <b>F</b>			
81-82 <b>G</b>			
Not energy efficient - higher running costs	EU Directive 2002/91/EC	Not environmentally friendly - higher CO <sub>2</sub> emissions	EU Directive 2002/91/EC
England & Wales		England & Wales	



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
2104.13 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.

GIRAFFE360



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