



Martin Way, Calne

Offers in excess of £250,000

A three bed detached family home situated in a popular location, close to local amenities, schools and open countryside. The accommodation comprises an entrance porch, living/dining room and kitchen to the ground floor. To the first floor there are two double bedrooms, one single bedroom and a shower room. The property also benefits from a garage and front and rear gardens.

#### **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 Word 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**

With approximate measurements the accommodation is arranged as follows:

##### **Entrance Porch**

Upvc double glazed door to front and window to the side. Door to living room.

##### **Living/Dining Room 7.51 x 3.62 (24'7" x 11'10")**

Upvc double glazed window to the front and patio doors to rear garden. Door to kitchen and stairs to first floor landing. Two radiators.

##### **Kitchen 3.38 x 2.16 (11'1" x 7'1")**

Fully fitted kitchen offering wall and base units with worktop over, stainless steel sink/drainer, integrated double electric oven and electric hob. Space and plumbing for an automatic washing machine and fridge/freezer, wall mounted central heating boiler, door to pantry and door to garden.

##### **First Floor Landing**

Upvc double glazed window to the side, doors to bedrooms and shower room, airing cupboard, access to roof space.

##### **Bedroom One 3.46 x 2.68 (11'4" x 8'9")**

Upvc double glazed window to the front, built in cupboard, radiator.

##### **Bedroom Two 4.05 x 2.68 (13'3" x 8'9")**

Upvc double glazed window to rear, built in cupboard, radiator.

##### **Bedroom Three 2.3 x 1.86 (7'6" x 6'1")**

Upvc double glazed window to front, radiator, built in cupboard.

##### **Shower Room 2.79 x 1.86 (9'1" x 6'1")**

Upvc double glazed window to the rear, four piece suite comprising shower cubicle, low level WC, bidet and wash hand basin, part tiled, radiator.

#### **Externally**

##### **Frontage**

To the front of the property is driveway parking for two cars and lawn area.

##### **Garage**

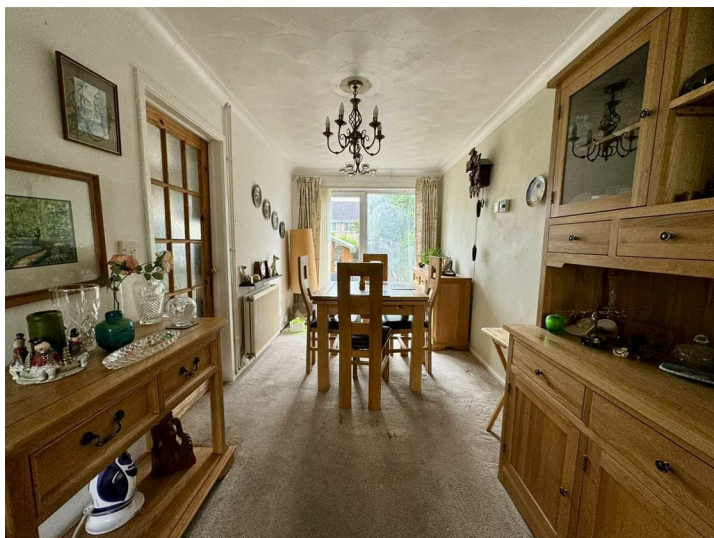
Single garage with up and over door to the front, door and window to the rear, power and lighting. (16'5 x 7'7)

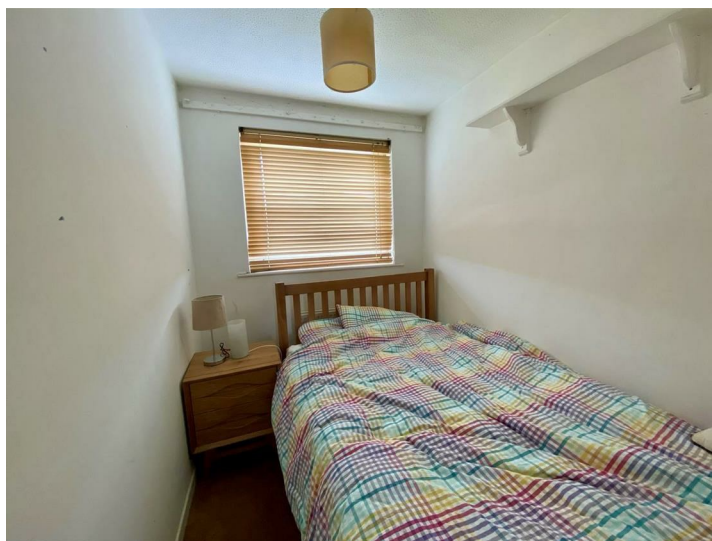
##### **Rear Garden**

A fully enclosed south facing rear garden, laid mainly to lawn with patio area. Summer house.

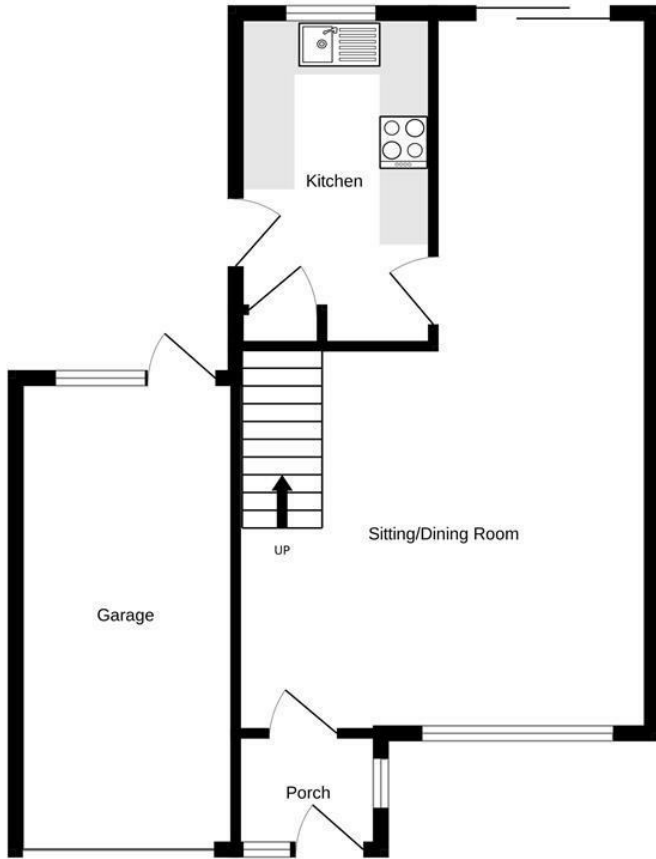
#### **Agents Note**

Council Tax Band C

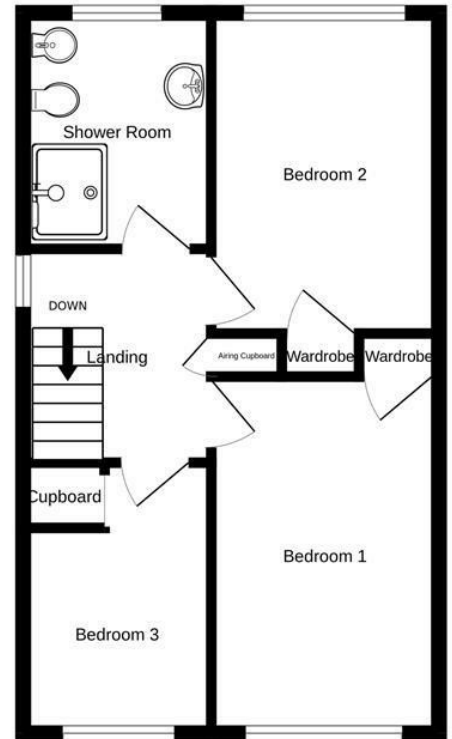




GROUND FLOOR  
573 sq.ft. (53.3 sq.m.) approx.

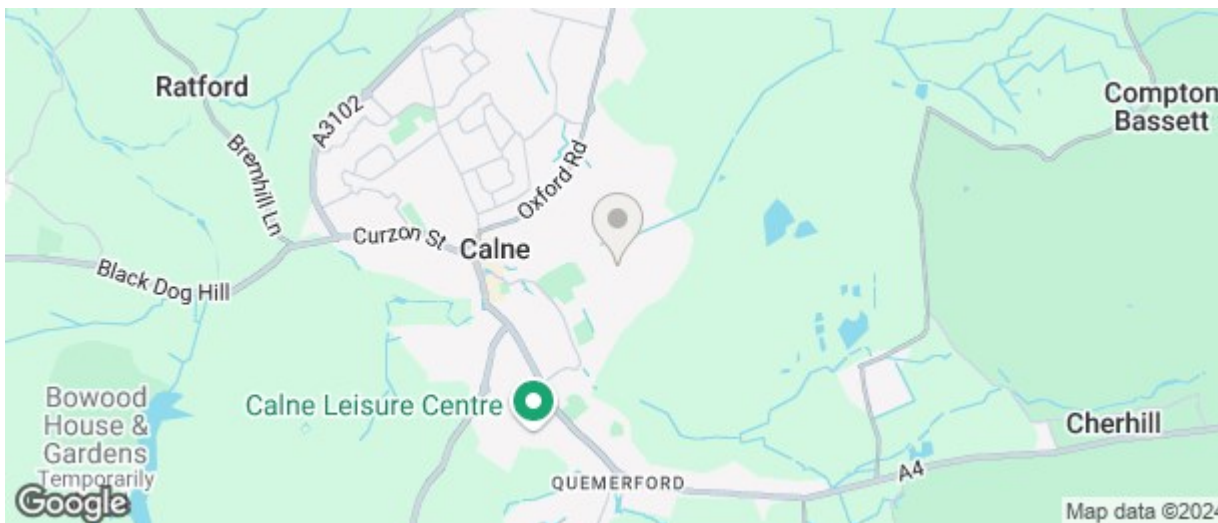


1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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