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Magnolia Rise, Calne SN11 0QL

Offers over £350,000

Atwell Martin are proud to market this deceptively spacious two/three bedroom detached home tucked away on the quiet cul de sac of Magnolia Rise situated on the south side of the market town of Calne. This property has had extensive modernisation and extension creating a light and spacious home which boasts a variety of features including, garage conversion which is currently used as a dining room and home office, sun room extension providing the perfect place to unwind and a fully landscaped garden. Call sole selling agent Atwell Martin on 01249 813813 to arrange a viewing.

Location

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.



Accommodation

Ground floor comprises...A UPVC door brings you into the entrance hall, the wc is conveniently tucked away to the left hand side. A stable door on the right hand side brings you into the kitchen which overlooks the entrance of Magnolia Rise as well as some of the front drive. The kitchen is well equipped with a range of wall and base units providing plentiful storage and freestanding space for under-counter fridge, freezer, washing machine and tumble dryer. Moving through the property you are welcomed into the living room which spans the width of the property and is complimented by a generous marble fireplace with electric fire. An adjacent door brings you through to the converted garage which has been split into both a perfectly sized home office with plenty of space for a desk, office chair and bookcase. The other half is home to the six seater dining table at present, but could be used for a variety of purposes, including a ground floor bedroom if required. The sun room is located off the rear of the living room through a sliding door. Originally a conservatory this room has been converted to have a solid roof for 75% of the panels creating a roof lantern style ceiling, providing the perfect blend of light and energy efficiency, this room also benefits from being on the central heating system so that it can be enjoyed all year round.

The first floor houses two double bedrooms, bedroom one, located towards the front of the property has the additional benefit of an ensuite shower room. Bedroom two at the rear benefits from built in wardrobes on the left hand side. There is a separate family bathroom with shower over bath.

Grounds

The front of the property provides ample parking for three cars on a split driveway of blocked paving and concrete. Mature planters in place with a variety of plants demonstrate the properties boundary. Gated side access brings you to the westerly facing rear garden, which houses a great sized shed. Wooden decking area with pagola as well as various mature shrubs, decorative patio and astroturf.



To book an appointment please call
Atwell Martin on 01249 813813
or res.calne@atwellmartin.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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 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	

www.atwellmartin.co.uk

NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form any part of a contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.



Whilst every attempt has been made to ensure the accuracy of the of the floor plan 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.