

OVER  
30  
YEARS OF  
MOVING  
PEOPLE

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Hurricane Drive, Calne SN11 8GB

Offers in excess of £360,000



Atwell Martin are delighted to bring to market this beautifully presented four bedroom semi-detached home located on the outskirts of the market town of Calne. With accommodation over three floors this property offers ample space for any family and benefits from a large driveway as well as a single garage. The vendors of this property have found a property with no chain, so for the right buyer this should be swift process.

### Location

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.









## Accommodation

Ground floor comprising of... Entrance hall, wc to right hand side. Entrance to the kitchen to the left which houses a variety of wall and base units with built in fridge / freezer, singular oven, gas hob, extractor fan, dishwasher and washing machine. This is a lovely, light room with a bay window to front allowing natural light to flood the kitchen. Moving through the property the living / dining room is located at the rear and provides plenty of space for the family as well as creating a great space for entertaining with the benefit of floor to ceiling windows and french doors allowing you through the landscaped rear garden.

On the first floor you are welcomed by three good sized bedrooms, two have a pleasant outlook over the rear garden. Family bathroom with shower over bath and further bedroom to the front. Traditional airing cupboard, providing ample storage.

The main bedroom is located on the second floor creating a peaceful oasis away from the hustle and bustle of the home. Velux windows and built in wardrobes really make good use of the slanted roof and eaves storage whilst still allowing you to stand tall with a high ceiling. Ensuite shower room.

## Externally

The property is semi detached with driveway parking to the lefthand side for approx 4 vehicles as well as a single garage. The singular garage is accessed via a manual up and over door. It has lighting, electric and the loft is partially boarded for additional storage. There is a small front garden, laid to lawn with mature shrubs creating distance between the public footpath and the property. The rear garden is deceptively spacious due to it wrapping around the garage, creating a significant plot. Mainly laid to lawn with mature trees around the boarder as well as a patio and shingled dining platforms.

## Agents Notes:

Annual Service Charge Approx: £150 PA











Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
92-95% A	85-95%	20-40% A	
81-91% B		41-50% B	
69-80% C		51-60% C	
55-68% D		61-70% D	
43-54% E		71-80% E	
31-42% F	29-30%	81-90% F	
21-30% G		91-100% G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1387.15 ft<sup>2</sup>  
Reduced headroom  
24.67 ft<sup>2</sup>

(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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