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Honeysuckle Close, Calne SN11 9US

Price Guide £425,000

Nestled in the sought-after area of Honeysuckle Close, Calne, this splendid detached house offers a perfect blend of comfort and style. With four generously sized bedrooms, this property is ideal for families seeking ample living space.

The well-designed layout ensures that each room is filled with natural light, creating a warm and inviting atmosphere throughout.

The landscaped garden is a true highlight, providing a serene outdoor space for relaxation and entertaining. Whether you wish to enjoy a quiet afternoon in the sun or host gatherings with friends and family, this garden is sure to impress.

Additionally, the property features a single driveway and a garage, offering convenient parking solutions and extra storage space. The location is particularly appealing, as it is situated in a popular neighbourhood, close to local amenities, schools, and parks, making it an excellent choice for those looking to settle in a vibrant community.

This delightful home presents a wonderful opportunity for anyone looking to enjoy a comfortable lifestyle in a desirable area. Do not miss the chance to make this charming property your own.

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 comprising of; entrance hallway with study to the left, living room entrance to the right, stairs and walkway to kitchen in front. Understairs storage cupboard and wc accessed via the entrance hall. The living room is of great size and was originally dual aspect with a large living room to the front and patio doors into the conservatory at the rear. The kitchen is of neutral tones and hosts a variety of wall and base units as well as a Rangemaster oven, extractor fan and built in dishwasher. The kitchen also connects to the conservatory with the conservatory width mirroring the width of the house, through the conservatory you have access into the rear garden and the utility room which holds space for a washing machine, tumble dryer and American style fridge freezer as well as an additional sink unit.

The first floor offers four good sized bedrooms, three of which have built in cupboard space. The main bedroom benefits from fully fitted wardrobes, including over bed storage and a walk in wet room ensuite. There is a separate family bathroom with shower over bath.

The Grounds

Driveway parking to the left of the property providing space for approx two vehicles. Wooden gate into the rear garden which has been fully landscaped to provide a low maintenance entertaining space with various hardstandings and astroturf. A good sized garden with it being on the corner plot with various nooks and crannies including the tucked away spot behind the garage which the shed is currently located in and is used as a home office with power and lighting.

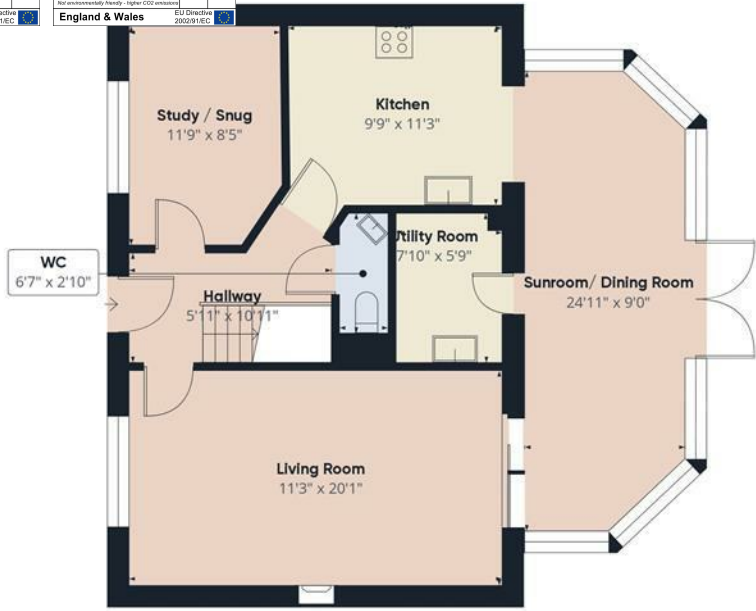






| Energy Efficiency Rating | | Current | Target |
|---------------------------------------------|---|-------------------------|--------|
| Very energy efficient - lower running costs | | | |
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 49-54 | E | | |
| 45-48 | F | | |
| 39-44 | G | | |
| Not energy efficient - higher running costs | | | |
| 35-38 | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Target |
|-----------------------------------------------------------------|---|-------------------------|--------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| 101-120 | A | | |
| 81-100 | B | | |
| 61-80 | C | | |
| 41-60 | D | | |
| 21-40 | E | | |
| 1-20 | F | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| 1-20 | G | | |
| England & Wales | | EU Directive 2002/91/EC | |



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Approximate total area⁽¹⁾
1534.4 ft²
Reduced headroom
0.26 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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