

OVER 30  
YEARS OF  
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ESTATE AGENTS



Dew Way, Calne SN11 8HD

Price Guide £375,000



Welcome to Dew Way, a well presented three bedroom semi detached home located on the north east of the market town of Calne, Wiltshire. Built in 2018 (With 3 years remaining of the NHBC) by the reputable David Wilson Homes the property has been thoughtfully designed over three floors, featuring three inviting reception rooms that can be tailored to suit your lifestyle, whether you desire a cosy lounge, a formal dining area, or a home office.

The heart of the home is undoubtedly the open-plan kitchen diner, which creates a warm and welcoming atmosphere for family gatherings and entertaining guests. This space is perfect for those who enjoy cooking and socialising simultaneously, with modern fixtures and fittings.

Externally the property offers a single garage and driveway parking for multiple vehicles. Contact Atwell Martin to arrange your 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 comprising of...entrance hall, study/home office to the left, separate wc, cupboard housing washing machine and combi boiler. Open plan kitchen / diner to the rear of the property with french doors into the enclosed rear garden. Kitchen with built in fridge/freezer, dishwasher, double oven, induction hob and extractor fan.

The first floor houses the living room at the rear which is a great space, which could also be used as a bedroom. Bedroom one to the front which has the benefit of an ensuite shower room.

The second floor has two further bedrooms as well as a family bathroom with shower over bath.

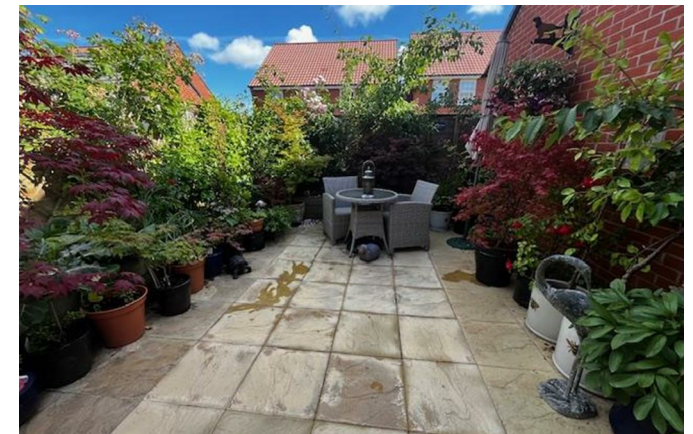
### Externally

Ample driveway parking for multiple vehicles in tandem to the right of the property. Single garage with electrics. The rear garden has been renovated to be patio only, creating a low maintenance space with three raised sleeper beds.

### Agents Notes

Current vendors have installed air conditioning units to the top and ground floor which is independently operated.

Management Fee: Approx £280 per annum









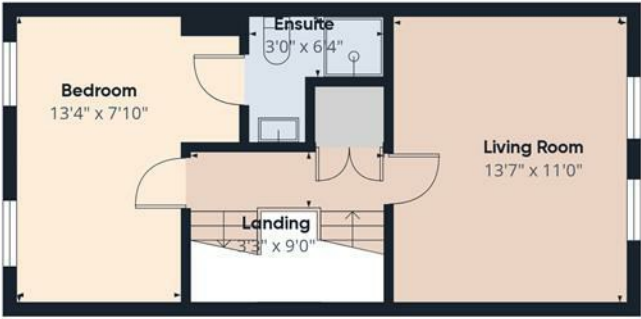


Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
201-255 kWh/m <sup>2</sup>	B		
200-245 kWh/m <sup>2</sup>	C		
200-245 kWh/m <sup>2</sup>	D		
200-245 kWh/m <sup>2</sup>	E		
200-245 kWh/m <sup>2</sup>	F		
200-245 kWh/m <sup>2</sup>	G		
Not energy efficient - higher running costs	H		
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

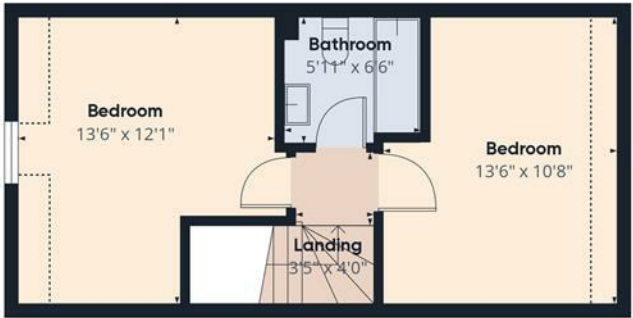
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
201-255 kWh/m <sup>2</sup>	B		
200-245 kWh/m <sup>2</sup>	C		
200-245 kWh/m <sup>2</sup>	D		
200-245 kWh/m <sup>2</sup>	E		
200-245 kWh/m <sup>2</sup>	F		
200-245 kWh/m <sup>2</sup>	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions	H		
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>  
1306.43 ft<sup>2</sup>

Reduced headroom  
30.38 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 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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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.