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8A Wessington Park, Calne SN11 0AT

Offers in excess of £525,000

Located on the desirable south side of Calne within Wessington Park, this splendid four-bedroom link detached bungalow offers a perfect blend of comfort and convenience. The property boasts a spacious living and dining room, ideal for both relaxation and entertaining guests. The well-appointed kitchen, complete with a utility room, provides ample space for culinary pursuits and everyday living. The master bedroom features an en-suite shower room. Each of the additional bedrooms is generously sized, making this home perfect for families or those seeking extra space for guests or a home office.

Set on a generous plot, the property benefits from a double garage and ample parking, catering to the needs of multiple vehicles. The outdoor space offers potential for gardening or simply enjoying the tranquillity of the surroundings.

This delightful bungalow is not only a comfortable family home but also a wonderful opportunity for those looking to settle in a peaceful yet accessible location. With its thoughtful layout and desirable features, this property is sure to appeal to a wide range of buyers.

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 in chalk on the 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...access via a UPVC front door into the generous sized hallway which is central and provides access to all rooms and staircase to first floor. To the ground floor you are welcomed by a spacious dual aspect living / dining room with sliding doors into the rear garden. Modern kitchen and utility room, which hold a variety of wall and base units providing ample storage. The kitchen not only has a traditional serving hatch but also built in is the double oven, induction hob, extractor fan, microwave and butler sink. Archway through to the utility room which holds space for an American style fridge / freezer, washing machine and dishwasher with a further opening in the garden room, a light and open space overlooking the peaceful surrounds. Three good sized bedrooms, all of which benefit from built in wardrobes. Separate family bathroom which has been modernised to hold a four piece suite.

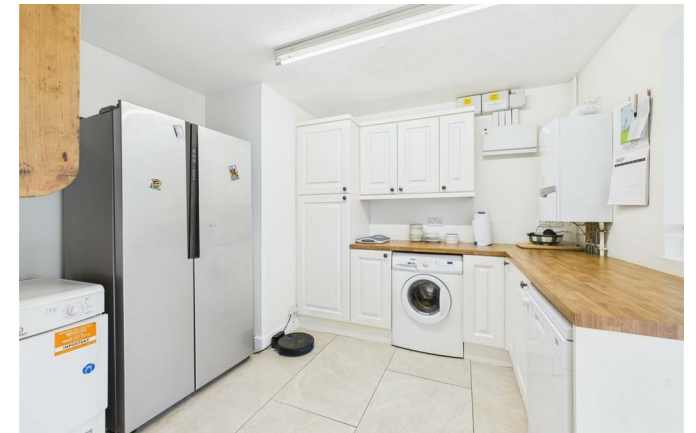
The first floor houses the main bedroom which has the benefit of an ensuite shower room. Doorway into large attic space.

Externally

Rear Garden: Enclosed rear garden which surrounds the property is mainly laid to lawn with two large patio areas.

Gated access leading to driveway at the front of the property.

Front: Shingled driveway offering ample space for parking and a double garage with power, lighting and double glazed door giving access to the rear garden.







| 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 | | |
| 35 | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Target |
|---|---|-------------------------|--------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| 201-250 | A | | |
| 151-200 | B | | |
| 101-150 | C | | |
| 51-100 | D | | |
| 1-50 | E | | |
| 1-50 | F | | |
| 1-50 | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Ground Floor



Floor 1



Approximate total area⁽¹⁾
2454.39 ft²

Reduced headroom
425.91 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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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.