

OVER 30
YEARS OF
MOVING
PEOPLE

ATWELL
MARTIN
ESTATE AGENTS



Water Mint Way, Calne SN11 0RT

Price Guide £325,000

Located on the outskirts of Calne is this well presented semi-detached family home. With four spacious bedrooms, this property is ideal for families or those seeking extra space. The top floor features an en-suite w.c, providing added convenience.

The heart of the home is the inviting kitchen/dining room, which is perfect for both everyday meals and entertaining guests. The layout encourages a warm and sociable atmosphere, making it easy to enjoy family gatherings or dinner parties. Additionally, the downstairs cloakroom adds practicality to the living space.

Outside, The garden is a wonderful space for gardening enthusiasts or for those who simply wish to enjoy outdoor living. Parking is also available, ensuring that you have a designated space for your vehicles. This semi-detached house combines modern amenities with a welcoming feel, making it a fantastic opportunity for anyone looking to settle in Calne. With its excellent location and thoughtful design, this property is not to be missed.



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.

Accomodation

Ground floor comprising of...entrance hallway, wc, living room to front with an open plan

kitchen / diner to rear. The kitchen itself offers a variety of all and base units with freestanding space for a fridge freezer, range master oven, slimline dishwasher and washing machine. Built in extractor fan and stainless steel sink. Sliding doors into rear garden.

The first floor is home to three bedrooms with the second bedroom benefitting from a large walk in wardrobe. Separate family bathroom with modern walk in shower unit.

The main bedroom is tucked away on the second floor which has a great amount of eaves storage as well as an ensuite wc.

Externally

Fully enclosed rear garden which has been landscaped over three tiers. Lower tier; shingled patio. Middle tier; mainly laid to lawn with path to top tier. Top tier; fully paved.

Allocated parking for two vehicles located to the right of the property.



Email: res.calne@atwellmartin.co.uk

Tel: 01249 813813

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.

