

OVER
30
YEARS OF
MOVING
PEOPLE

ATWELL
MARTIN
ESTATE AGENTS



Falstaff Court, Calne SN11 9RG

Guide price £270,000

MUST BE VIEWED! An extremely well presented three bedroom family home situated within walking distance of the town centre and local amenities. The property boasts spacious living over three floors, creating space for all and allowing versatile living options. With three good sized bedrooms, including a primary bedroom suite with dressing area and ensuite as well as a full landscaped rear garden and allocated parking this property has to be seen. Call sole selling agent Atwell Martin to arrange your viewing.

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.

There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in the nearby town of Chippenham there is an excellent mainline service to London for commuters





Accommodation

Ground floor comprising of... Entrance hallway with access to the wc, staircase and doors into the adjacent rooms. The kitchen located to the left has a variety of wall and base units of modern, neutral tone with built in single oven, gas hob, extractor and stainless steel sink. Allocated space for a washing machine, dishwasher and freestanding fridge freezer.

There is enough room for a small dining table. On the opposite side of the ground floor is the bright dual aspect living room with french doors leading you into the conservatory at the rear which observes pleasant views of the well loved garden.

The first floor holds two good sized bedrooms and a family bathroom with shower over bath.

The second floor is home to the primary bedroom suite and has the benefit of built in wardrobes creating a dressing area as well as an ensuite shower room.

Externally

Front garden laid to lawn with slate border and patio to front door accessed via iron gate.

The rear garden has been landscaped to be low maintenance through a mixture of laid shingle, designated patio space and mature borders. Pedestrian gate allowing easy access to the parking at the rear.

One allocated parking space, plus visitors parking spaces available.

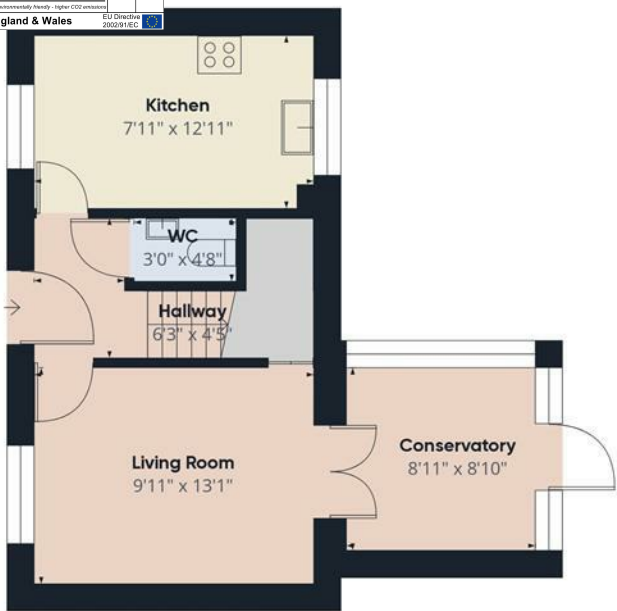






| Energy Efficiency Rating | |
|--|-----------|
| Current | Potential |
| <div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> | |
| Very energy efficient - lower running costs | |
| A | 88 |
| B | |
| C | 76 |
| D | |
| E | |
| F | |
| G | |
| Not energy efficient - higher running costs | |
| England & Wales | |
| EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
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| Very environmentally friendly - lower CO ₂ emissions | |
| A | |
| B | |
| C | |
| D | |
| E | |
| F | |
| G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | |
| EU Directive 2002/91/EC | |



Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
943.76 ft²

Reduced headroom
4.33 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 are based on RICS IPMS 3C standard.



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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.