

OVER
30
YEARS OF
MOVING
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Yew Tree Close, Calne SN11 0JP

Offers in excess of £400,000

A spacious three bedroom detached bungalow with delightful landscaped private gardens and single garage situated on a good size corner plot tucked away on the popular Curzon Park development. The accommodation, which has recently been updated to a high specification throughout, offers an entrance hall, cloakroom, sitting room, kitchen, three bedrooms and shower room.

Situation Calne

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.

Entrance Hall

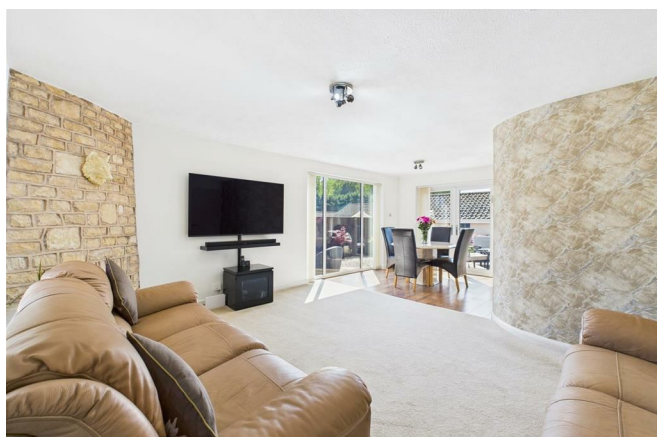
With entrance door, vertical radiator, tiled flooring, internal door to garage.

Cloakroom

With Upvc double glazed window, low level WC, wash hand basin, tiled surrounds and flooring.

Sitting/Dining Room

With triple aspect Upvc double glazed windows to front and side, Upvc double glazed French doors to rear, feature stone fireplace, laminate flooring to dining area, vertical radiator.





Kitchen

With Upvc double glazed window to rear, door to rear, fitted with an excellent range of wall and base units with worktops over, stainless steel sink unit with mixer tap, four ring gas hob, stainless steel eye level electric oven, space for fridge, vertical radiator, tiled flooring, inset ceiling lights, water softener as well as plumbing for a washing machine / dishwasher.

Inner Hall

With cupboard housing gas central heating boiler, built in cupboard, laminate flooring, loft access.

Bedroom One

With Upvc double glazed window to rear, built in wardrobes, radiator.

Bedroom Two

With Upvc double glazed window to rear, radiator.

Bedroom Three

With Upvc double glazed window to rear, radiator, laminate flooring.

Shower Room

With Upvc double glazed window to rear, corner shower cubicle, low level WC, inset wash hand basin with mixer tap, built in cupboards and drawers below, ladder radiator, tiled surrounds and flooring.

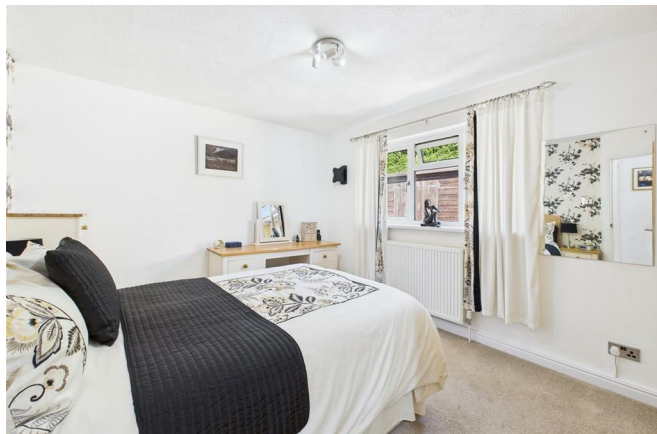
Externally

Parking

Driveway to the front providing parking and leading to the single Garage with up and over door, power and light, plumbing for automatic washing machine, door to garden.

Garden

Gated access to the delightful landscaped private garden, which is a particular feature, gravelled and paved for ease of maintenance, with ornate Acer trees, mature bushes and raised beds, timber built garden shed.







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Target		Current	Target	
Very energy efficient - lower running costs (201-255 kWh/m²/yr)			Very environmentally friendly - lower CO ₂ emissions (201-255 g/m²/yr)		
(256-300 kWh/m²/yr)			(256-300 g/m²/yr)		
(301-350 kWh/m²/yr)			(301-350 g/m²/yr)		
(351-400 kWh/m²/yr)			(351-400 g/m²/yr)		
(401-450 kWh/m²/yr)			(401-450 g/m²/yr)		
(451-500 kWh/m²/yr)			(451-500 g/m²/yr)		
(501-550 kWh/m²/yr)			(501-550 g/m²/yr)		
(551-600 kWh/m²/yr)			(551-600 g/m²/yr)		
(601-650 kWh/m²/yr)			(601-650 g/m²/yr)		
(651-700 kWh/m²/yr)			(651-700 g/m²/yr)		
(701-750 kWh/m²/yr)			(701-750 g/m²/yr)		
(751-800 kWh/m²/yr)			(751-800 g/m²/yr)		
(801-850 kWh/m²/yr)			(801-850 g/m²/yr)		
(851-900 kWh/m²/yr)			(851-900 g/m²/yr)		
(901-950 kWh/m²/yr)			(901-950 g/m²/yr)		
(951-1000 kWh/m²/yr)			(951-1000 g/m²/yr)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		



Approximate total area^m
953 ft²

(1) Excluding balconies and terraces.

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.

GIRAFFE360



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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.