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Northfields, Calne SN11 9ED

Guide price £269,500

A house full of potential! Northfields, Calne, is a three-bedroom semi-detached house situated in a peaceful cul-de-sac which is boasting a garage and driveway parking. Upon entering, you will find a welcoming entrance hall, leading into the living room that provides a warm atmosphere, the heart of the home is kitchen/dining room, ideal for hosting family and friends.

The generous-sized rear garden, offers a private outdoor retreat and is the perfect space for children to play, gardening enthusiasts, or for hosting summer barbecues. With potential to extend, subject to planning permission this home really does have endless possibilities to make it your own, 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 via Upvc front door allowing access into the extended entrance hall providing an abundance of space for coats and shoes. Stairwell to first floor. Doorway into living room with gas fire place and window to front. Moving through the property the kitchen/diner awaits at the rear which houses a multitude of wall and base units creating plenty of storage as well as space for the dining table, washing machine, undercounter fridge and freestanding oven. Built in extractor fan and understairs pantry-style cupboard. Door to rear garden.

The first floor is home to three bedrooms, two of which are good sized doubles with the main bedroom having side and over bed storage built in as well as a cupboard. Shower room and WC are adjacent to one another, but could easily be adapted to create a larger shower room or bath room suite.

Externally

To the rear of the property is a generous sized garden which comprises of patio area, small fish pond, garden sheds and a range of ornamental planting.

To the front of the property you have driveway parking for 2/3 vehicles and a single garage with double door opening.







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Target		Current	Target
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
92-95% A			100-100% A		
81-91% B			91-95% B		
69-80% C			81-90% C		
55-68% D			71-80% D		
44-54% E			61-70% E		
35-43% F			51-60% F		
21-34% G			41-50% G		
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
910 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 are based on RICS IPMS 3C standard.

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.