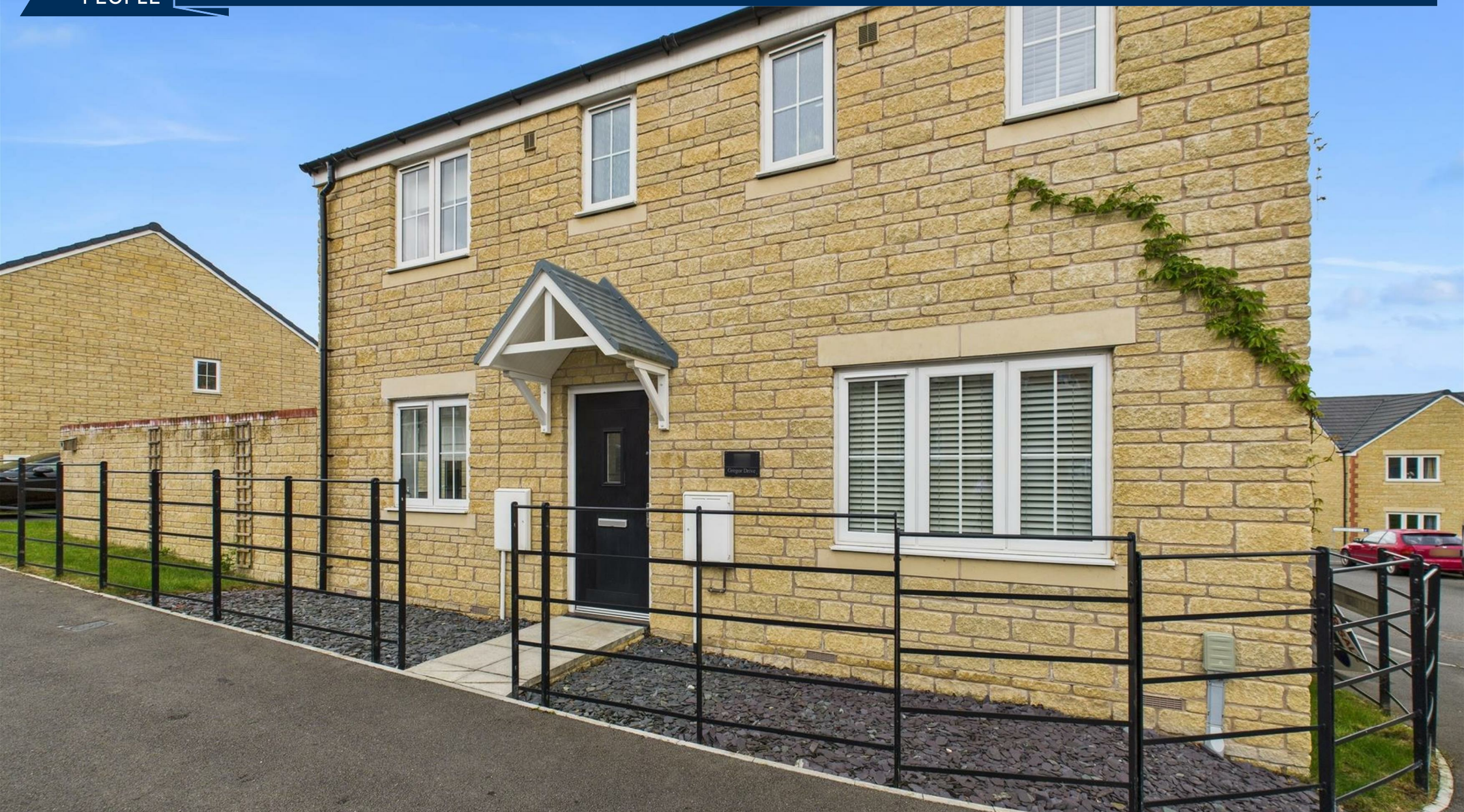


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Gregor Drive, Calne SN11 8HT

Guide price £340,000

Located on the outskirts of the town is Gregor Drive, Calne, a delightful detached family home. The well-appointed kitchen and dining room, complete with a utility area, is ideal for family gatherings and entertaining. You also have a dual aspect living room which provided plenty of natural light creating a spacious retreat.

The home boasts three generously sized bedrooms, including a main bedroom with an en-suite bathroom. Each of the w.c's and bathrooms are designed with modern fixtures & fittings.

In addition to its impressive interior, the property features a garage and driveway parking. With six years remaining on the NHBC warranty, you can enjoy peace of mind knowing that the home is built to high standards and protected against potential issues. To avoid any disappointment call your local selling agent Atwell Martin to arrange a viewing now!

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.





Accommodation

Entrance via a UPVC door into the entrance hallway, to the left hand side you are welcomed by the open plan kitchen / diner which is a great space of entertaining. With multiple windows, this room lets in an abundance of natural light and is suitably decorated with marble effect kitchen worktops and accompanying white cupboards. The kitchen benefits from a built in washing machine, dishwasher, fridge/freezer, singular oven, gas hob and extractor. The adjacent utility room provides additional storage, the boiler and space for a tumble dryer. For your convenience there is a door to the drive also, which will certainly help to get the kids and shopping in on a wet and windy day! Downstairs WC accessed through the utility room. Moving back to the entrance hallway, on the opposite side of the property the living room is located which provides ample space for a sofa and a couple of chairs. French doors to rear garden.

Moving upstairs you are welcomed by the main bedroom suite on the right which is a great sized room and is perfectly designed to create a dressing area as well as benefitting from the en-suite shower room. Across the landing are a further two bedrooms, both good in size, but one is clearly a double with the other a single room/home office. Towards the end of the landing is a separate family bathroom with shower over bath.

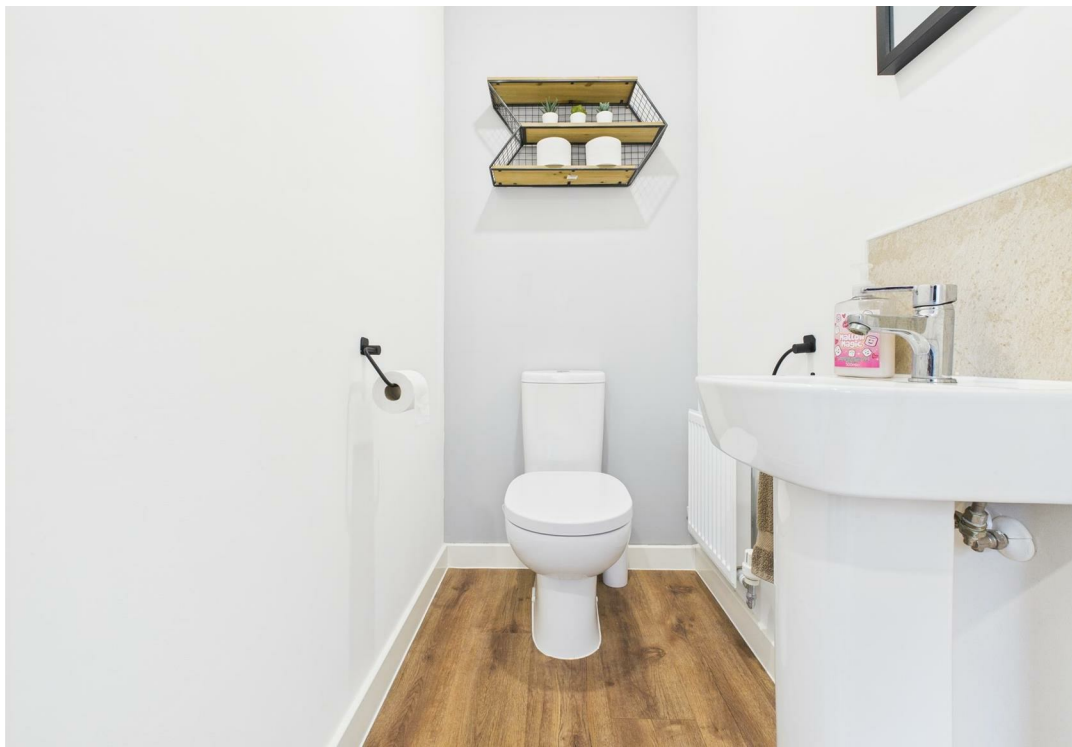
Externally

The enclosed rear garden is mainly laid to lawn with patio area and steps leading down to side gated access and doorway leading into the garage.

There is driveway parking for a multiple vehicles that runs along the rear of the property leading to the garage.

The front of the property is set back from the pedestrian path and is separated with railings.

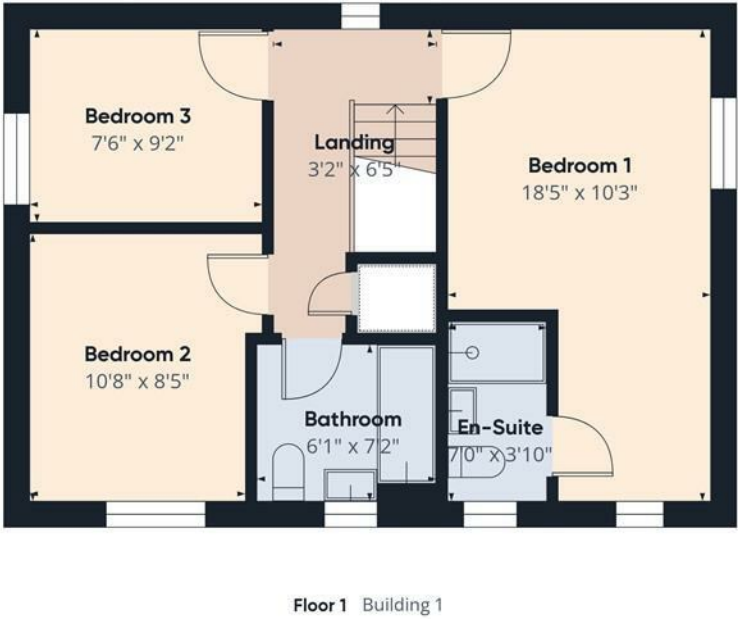






Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
40-54	E		
21-39	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions			
101-110	A		
91-100	B		
81-90	C		
71-80	D		
61-70	E		
51-60	F		
41-50	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



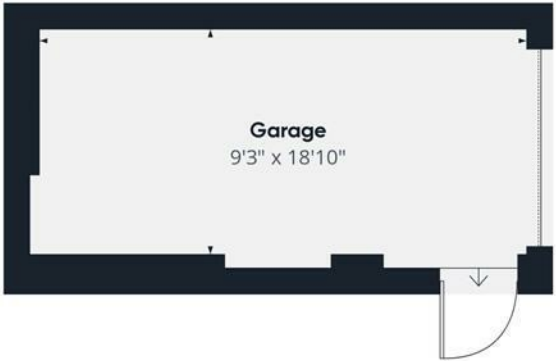
Approximate total area⁽¹⁾
1106.85 ft²

(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.