

OVER
30
YEARS OF
MOVING
PEOPLE

ATWELL
MARTIN
ESTATE AGENTS



Zander Road, Calne SN11 9QS

Guide price £315,000

****MUST BE SEEN**** Welcome to Zander Road, Calne. A delightful townhouse split over three floors tucked away on the popular Lansdowne Park Estate. With the living accommodation split over three floors this property offers exceptional space for all of the family and is designed to cater for modern living through open plan living, spacious bedrooms, multiple bathrooms and a landscaped, low maintenance garden as well as driveway parking and a single garage, this property really does offer it all. Book your viewing today!

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

Ground floor comprising of...entrance hall, w.c, staircase to first floor with accompanying handy under stairs storage cupboard. Filling the rest of the ground floor is the open plan kitchen / dining room and utility room. The kitchen is of recent times and of modern tone through grey units and a black marble effect worktop. Built in oven, gas hob and extractor. Plumbing is in place for a dishwasher and space for fridge freezer. Utility room with recently upgraded boiler, stainless steel sink and plumbing for a washing machine and space for tumble dryer.

The first floor houses the living room at the rear which is of significant size and could easily be an additional bedroom. Bedroom two is located at the front of the property adjacent to the family bathroom which is a modern suite with shower over bath.

The second floor has two further bedrooms as well as study/dressing room. The main bedroom benefits from an ensuite shower.

Externally

Driveway parking located to the rear of the property. Single garage with up & over door to front, fitted with power and pedestrian door into the rear garden. The enclosed rear garden has been mainly laid to artificial grass, creating a low maintenance space with a gravelled seating area.







Energy Efficiency Rating		
Current	Future	
<div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>		
<small>Very energy efficient - lower running costs</small> <small>Very energy efficient - lower CO2 emissions</small>		
<small>Not energy efficient - higher running costs</small> <small>Not environmentally friendly - higher CO2 emissions</small>		
England & Wales		
<small>EU Directive 2002/91/EC</small>		

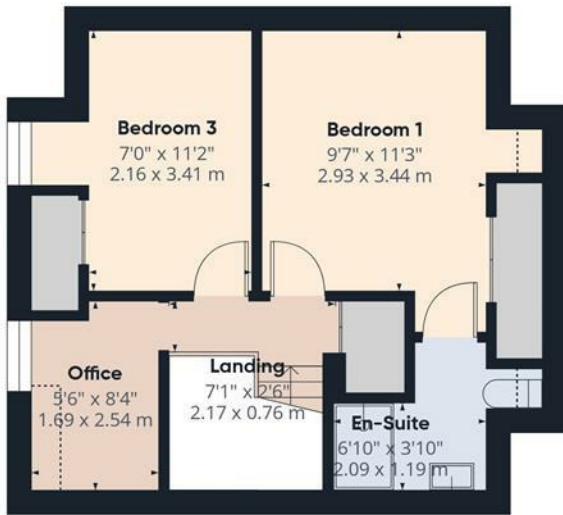
Environmental Impact (CO ₂) Rating		
Current	Future	
<div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>		
<small>Very environmentally friendly - lower CO2 emissions</small>		
<small>Not environmentally friendly - higher CO2 emissions</small>		
England & Wales		
<small>EU Directive 2002/91/EC</small>		



Ground Floor Building 1



First Floor Building 1



Second Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1308 ft²
121.4 m²

Reduced headroom

10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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



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.