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Lammas Close, Calne SN11 8SF

£475,000

Situated in the charming village of Hilmarton, Lammas Close presents a deceptively spacious four-bedroom terraced house that is perfect for family living. This delightful property boasts a large dual aspect living room with french doors into the enclosed rear garden creating a perfect spot to relax after a busy day. The open-plan kitchen and dining area exude a country feel, making it an inviting space for family meals and gatherings.

The property features four generously sized bedrooms, ensuring comfort for all. The main bedroom benefits from an allocated dressing area with built in wardrobes and skylight allowing plenty of natural light to flood the bedroom as well as a four piece ensuite. Additionally, a partially converted attic room offers the potential for a versatile space, ideal for a home office or a quiet retreat.

Outside, the property is complemented by a double garage, providing secure parking and extra storage as well as space to park in front of the garages for approx two vehicles. The large landscaped garden is a true highlight, mainly laid to lawn and adorned with mature borders, creating a picturesque setting. A small pond adds a touch of tranquillity, while the expansive patio area is perfect for alfresco dining or simply enjoying the serene surroundings.

This property combines modern living with a touch of rural charm, making it an ideal choice for those seeking a peaceful yet convenient lifestyle in the heart of Wiltshire. With its spacious interiors and beautiful outdoor space, Lammas Close is a wonderful opportunity for families looking to settle in a welcoming community.

Viewing -

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 13 High Street, Calne, Wiltshire, SN11 0BS





Situation - Hilmarton, Calne -

Hilmarton is a small, historic village in Wiltshire, located just northeast of Calne. It features a 12th-century church, traditional cottages, and buildings from the 19th century, many built by the Poynder family. With its rural charm and close-knit community, Hilmarton offers a peaceful countryside setting with its own village pub and primary school, while being close to nearby towns easily accessed via the local bus routes.

Property Information -

Utilities/Services - Mains Electric, Water & Drainage, Oil Heating

Wiltshire Council Tax - Band C

Tenure - Freehold

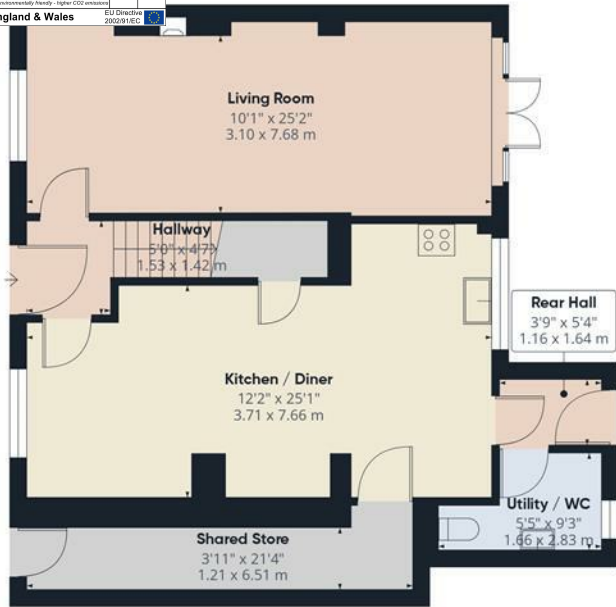




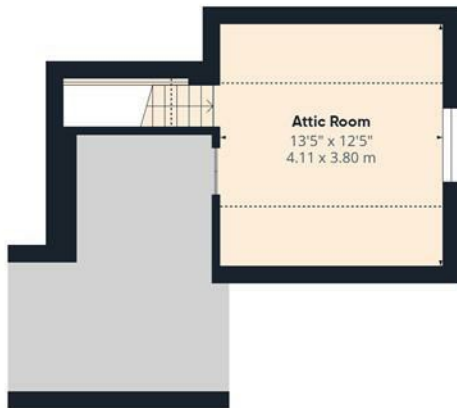


Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
201-255 kWh/m²/yr	B		
151-200 kWh/m²/yr	C		
101-150 kWh/m²/yr	D		
81-100 kWh/m²/yr	E		
61-80 kWh/m²/yr	F		
41-60 kWh/m²/yr	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	75

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions	A		
201-255 g/m²/yr	B		
151-200 g/m²/yr	C		
101-150 g/m²/yr	D		
81-100 g/m²/yr	E		
61-80 g/m²/yr	F		
41-60 g/m²/yr	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	61



Ground Floor Building 1



Second Floor Building 1



First Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

2190 ft²

203.6 m²

Reduced headroom

83 ft²

7.7 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



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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.