



Angel Drive, Calne, Wiltshire, SN11 0FW
Calne

£395,000

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

Atwell Martin are delighted to present this unique and spacious end-of-terrace family home, perfectly positioned on the highly desirable south side of Calne within the popular Stoke Meadow development.

Built just 4 years ago by a respected local developer, this contemporary home still benefits from the remainder of its 10-year NHBC warranty, providing peace of mind and quality assurance. Maintained to an exceptional standard throughout, the property offers modern living in a sought-after setting – ideal for families, professionals, or anyone looking for a home that's ready to move straight into.

Ground Floor - The property opens into a bright and welcoming hallway, setting the tone for the quality and style found throughout.

To one side, the dual-aspect living room enjoys abundant natural light, creating a warm and inviting space perfect for relaxation or family gatherings.

To the opposite side, the spacious kitchen and dining room form the true heart of the home – a superb open-plan area designed for modern living, cooking, and entertaining. The kitchen is fitted with stylish contemporary units, integrated appliances, and ample worktop space, complemented by a useful utility area that provides plumbing for a washing machine, space for a tumble dryer, and houses the modern combi boiler.

A convenient cloakroom/WC completes the ground floor accommodation.

First Floor - Upstairs, you'll find three generous double bedrooms, each beautifully presented and offering ample space for wardrobes and furnishings. The master bedroom enjoys the benefit of a sleek en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom, finished with quality fittings and a modern design.

Outside - The rear garden has been thoughtfully re-landscaped to provide a wonderful outdoor retreat. A combination of raised decking, patio, and lawned areas creates versatile spaces for dining, play, and relaxation – perfect for summer gatherings or quiet evenings outdoors.

To the side of the home is a single garage complete with power, lighting, and useful eaves storage, as well as a block-paved driveway providing off-road parking for two vehicles.

Situation - Angell Drive is situated on the south side of the town within the popular Stoke Meadow development.

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

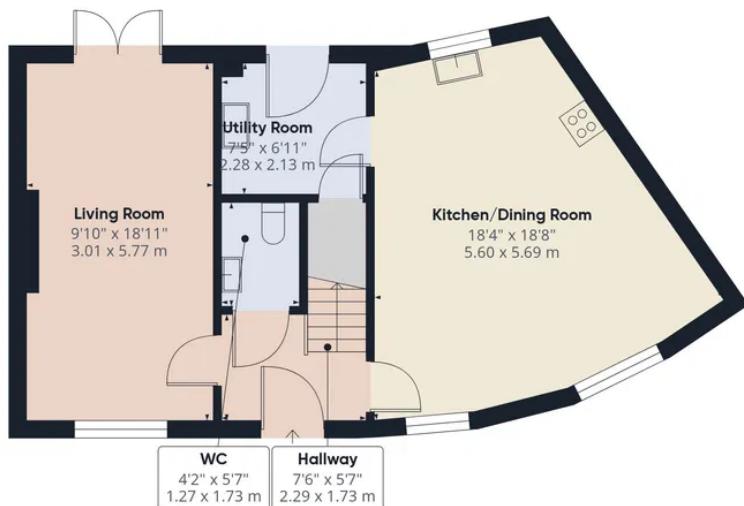
Wiltshire Council Tax - Band D

Tenure - Freehold

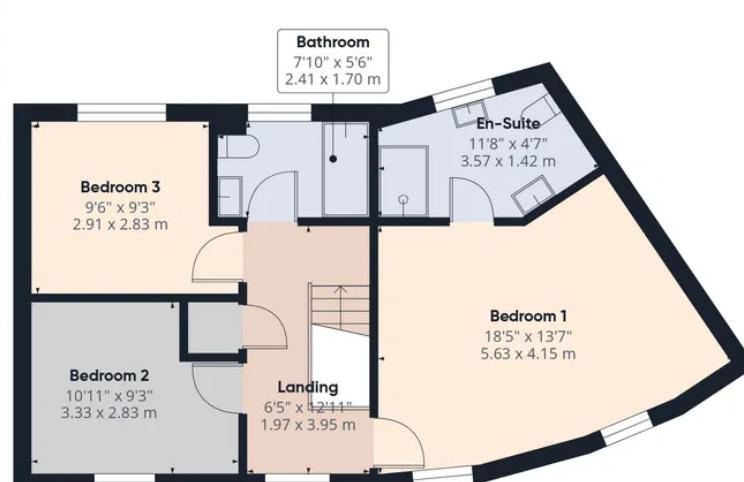
Management Company - First Port & Fee - Approx £226.92 PA







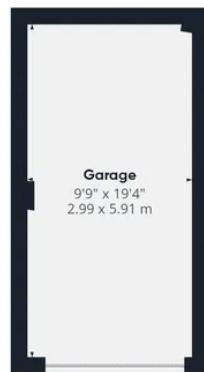
Ground Floor Building 1



First Floor Building 1

Approximate total area⁽¹⁾

1375 ft²
127.5 m²



Ground Floor Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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