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Clover Grove, Calne SN11 8GJ

Guide price £300,000

Clover Grove is a semi detached property offering kitchen/dining room with built in appliances, cloakroom and spacious living room with French doors to the garden. Three bedrooms with en suite to bedroom one and family bathroom. Turfed rear garden and two parking spaces. Situated on an attractive development by the award winning local developer Hills Homes, located on the outskirts of the Wiltshire market town of Calne. The homes are all being built to Hills exacting standards with traditional methods and are constructed from a mix of brick, stone and render under slate or tiled roofs to reflect the vernacular of Calne.

Situation Calne

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

The Accommodation

With approximate measurements the accommodation is arranged as follows:

Entrance Hall 1.1 x 4.3 (3'7" x 14'1")

Double glazed door to front, doors leading to cloakroom, kitchen/dining room and living room, smoke alarm, radiator and stairs leading to first floor.

Cloakroom 0.95 x 1.7 (3'1" x 5'6")

Door from entrance hall, wash hand basin with tiled splashbacks, low level w.c, extractor fan, radiator and tiled flooring.

Kitchen/Dining Room 3 x 4.4 (9'10" x 14'5")

Door from entrance hall, two Upvc double glazed windows to front and side with fitted shutters, fitted kitchen offering a range of wall and base units with rolled edge work surfaces, integrated dishwasher & fridge freezer, inset oven & hob with stainless steel cooker hood over, one and half bowl single drainer sink unit, plumbing for washing machine, smoke & carbon monoxide alarms and tiled flooring.

Living Room 5.3 x 3.65 max (17'4" x 11'11" max)

Two Upvc double glazed windows to rear, Upvc double glazed french doors leading out onto rear garden, two radiators, understair storage cupboard and tv point.

First Floor Landing

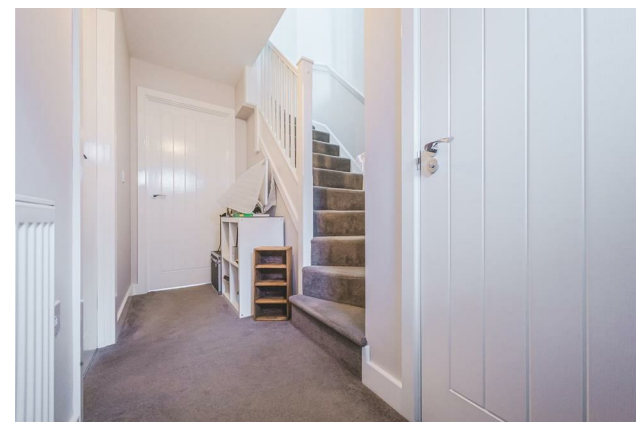
Doors giving you access to all three bedrooms, family bathroom, smoke alarm, access to loft space and storage cupboard.

Master Bedroom 3.3 x 2.95 (10'9" x 9'8")

Upvc double glazed window to front with fitted shutters, radiator, built in storage cupboard and door leading into en-suite.

En-suite 1.9 max x 1.7 max (6'2" max x 5'6" max)

Obscure Upvc double glazed window to front, shower cubicle,



w.c, wash hand basin with tiled splashbacks, heated towel rail, tiled flooring, extractor fan and spot lighting.

Bedroom Two 3.1 x 2.7 (10'2" x 8'10")

Upvc double glazed window to rear with fitted window shutters and radiator.

Bedroom Three 2.15 x 3.3 (7'0" x 10'9")

Upvc double glazed window to rear with fitted window shutters and radiator.

Family Bathroom 2 x 2.3 (6'6" x 7'6")

Obscure double glazed window to side, bath with mixer tap

and shower attachment, wash hand basin with tiled splashbacks, low level w.c, heated towel rail, extractor fan, spot lighting and tiled flooring.

Externally

Front & Side Gardens

To the front of the property is a small garden area and a storm awning over the front door. A path leads down the side garden to the rear access gate and parking spaces. The side garden is mainly laid to lawn and ornamental planting and a patio area.

Rear Garden

Enclosed rear garden which is mainly laid to gravel with patio area, two raised planting areas, garden shed and gated side access to parking spaces.

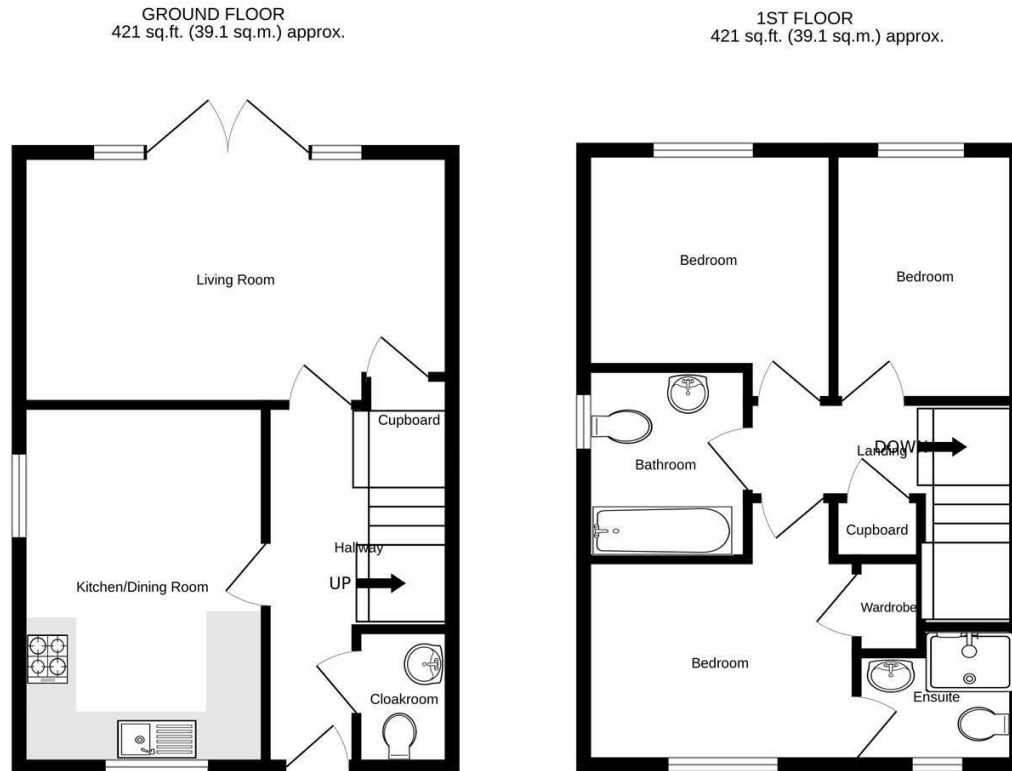
Allocated Parking

Allocated parking for two vehicles (side by side spaces), located to the side of the property.

Agents Note

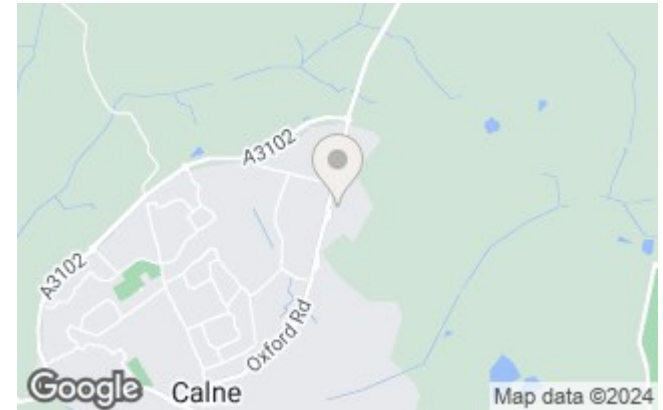
Council Tax Band C

Service Approx. £285 PA



TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A		85	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

