

OVER 30  
YEARS OF  
MOVING  
PEOPLE

ATWELL  
MARTIN  
ESTATE AGENTS



Weston Close, Calne SN11 8GY

Guide price £485,000



A beautifully presented detached family home located on the David Wilson Development and close to local amenities and easy access to the main routes out of town. The property benefits from an entrance hall, study, cloakroom, living room, kitchen and utility to the ground floor. To the first floor there are four bedrooms, one with en-suite and a family bathroom. There is fully enclosed rear garden with patio and lawn areas. Gate to the side leading to driveway parking and a single garage. **VIEWING HIGHLY RECOMMENDED.**

### 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 and arranged as follows:

#### Entrance Hall

Part glazed door leading to entrance hall, doors to living room, study, cloakroom and kitchen. Laminate flooring, radiator, stairs to first floor landing.

#### Cloakroom 1.45 x 1.37 (4'9" x 4'5")

Two piece suite comprising low level WC and wash hand basin, radiator, extractor fan, storage cupboard.

#### Study 2.84m x 2.29m (9'4 x 7'6)

Upvc double glazed window to front, radiator.

#### Living Room 6.50m x 3.68m (21'4 x 12'1)

Upvc double glazed bay window to the front, radiator.

#### Kitchen 5.87m x 4.04m (19'3 x 13'3)

Upvc double glazed window and double doors to garden. Fitted kitchen offering a range of wall and base units, stainless steel sink/drainer, inset to rolled edge work surfaces. Integrated double electric oven and four ring gas hob with splashback and cooker hood over, integral dishwasher and fridge/freezer. Laminate flooring, radiator.

#### Utility Room 2.72m x 1.63m (8'11 x 5'4)

Double glazed door to garden, fitted with a range of wall and base units with worktops over, stainless steel sink unit. Space and plumbing for automatic washing machine. Wall mounted gas central heating boiler, laminate flooring, radiator

#### First Floor Landing

Upvc double glazed window to the side, doors to bedrooms and family bathroom, airing cupboard, access to loft space.

#### Bedroom One 4.90m x 3.78m (16'1 x 12'5)

Upvc double glazed window to the front, built in wardrobes, radiator.

#### En-Suite 2.46m x 1.50m (8'1 x 4'11)

Upvc double glazed window to the side. Three piece suite comprising a low level WC, wash hand basin and shower cubicle, radiator.



### Bedroom Two 4.52m x 3.78m (14'10 x 12'5)

Two Upvc double glazed windows to the rear, radiator.

### Bedroom Three 4.27m x 2.74m (14'0 x 9'0)

Two Upvc double glazed windows to the front, radiator.

### Bedroom Four 3.84m x 2.79m (12'7 x 9'2)

Upvc double glazed window to the front, radiator.

### Family Bathroom 2.95m x 2.36m (9'8 x 7'9)

Upvc double glazed window to the front, low level WC, wash hand basin, bath and shower cubicle, radiator, tiled flooring.

### Rear Garden

Beautiful garden with patio area and steps to raised astro turf lawn, raised borders and shrubs. Gated access to the side.

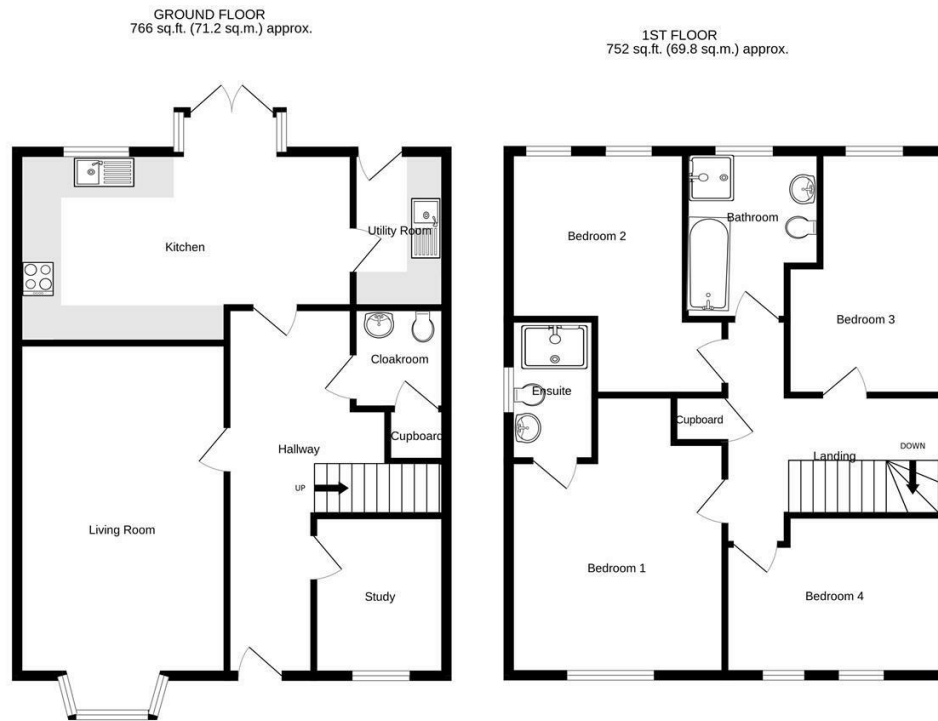
### Garage

Single garage with up and over door, driveway parking.

### AGENTS NOTE

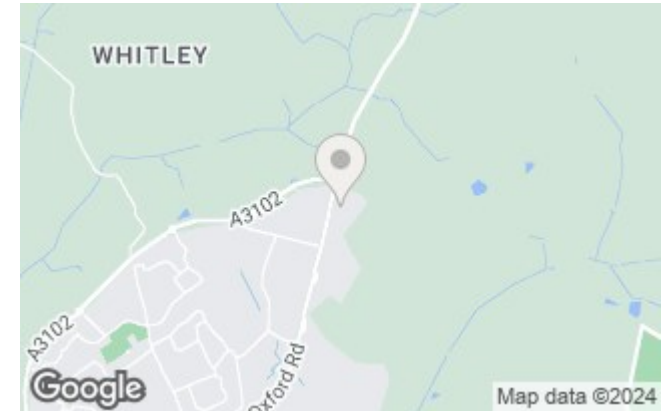
Council Tax Band E

Estate Management Charge: £255.86 per annum



TOTAL FLOOR AREA: 1518 sq.ft. (141.0 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			
(92 plus) A			94
(81-91) B		86	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



