

OVER
30
YEARS OF
MOVING
PEOPLE

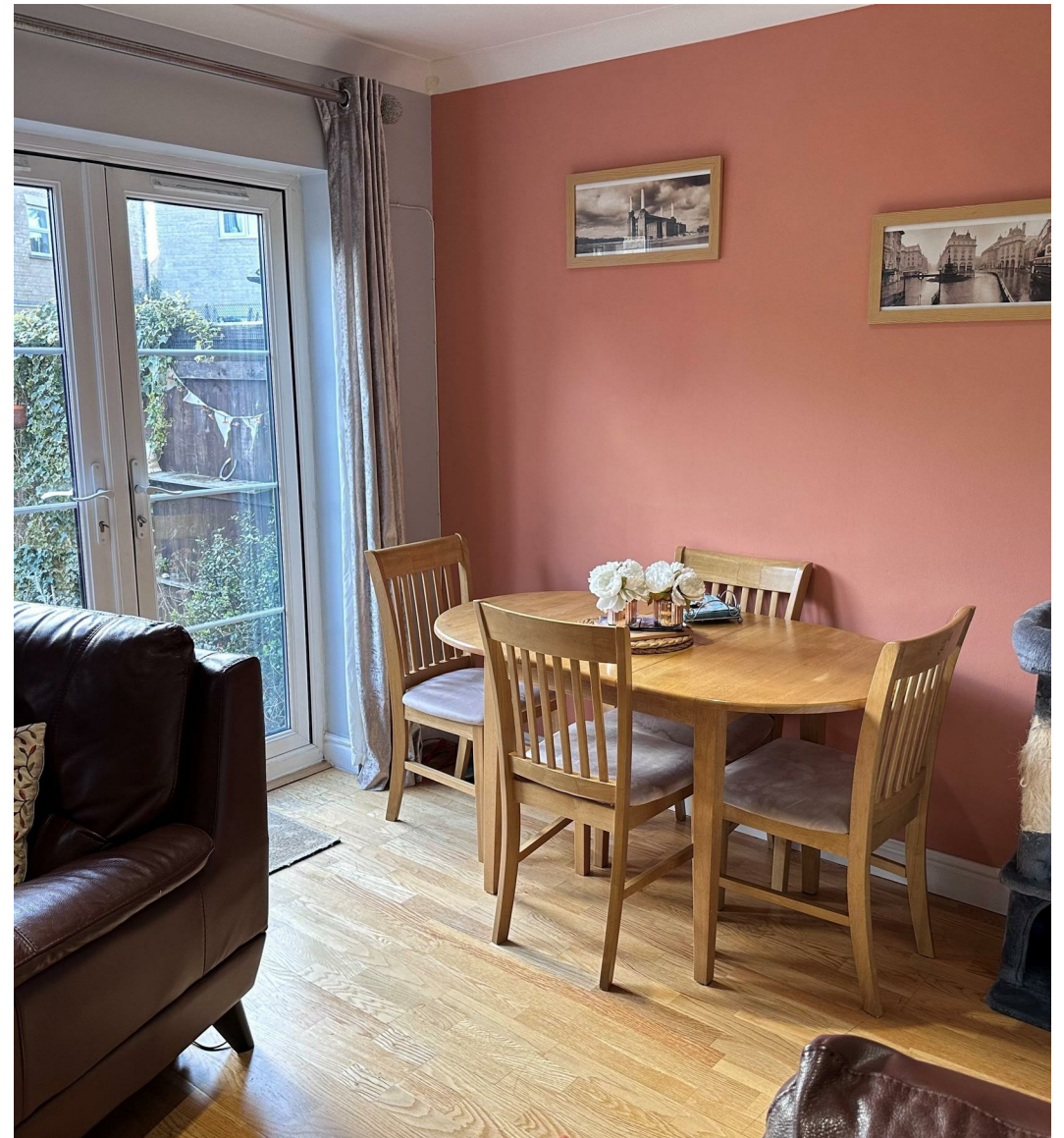
**ATWELL
MARTIN**
ESTATE AGENTS

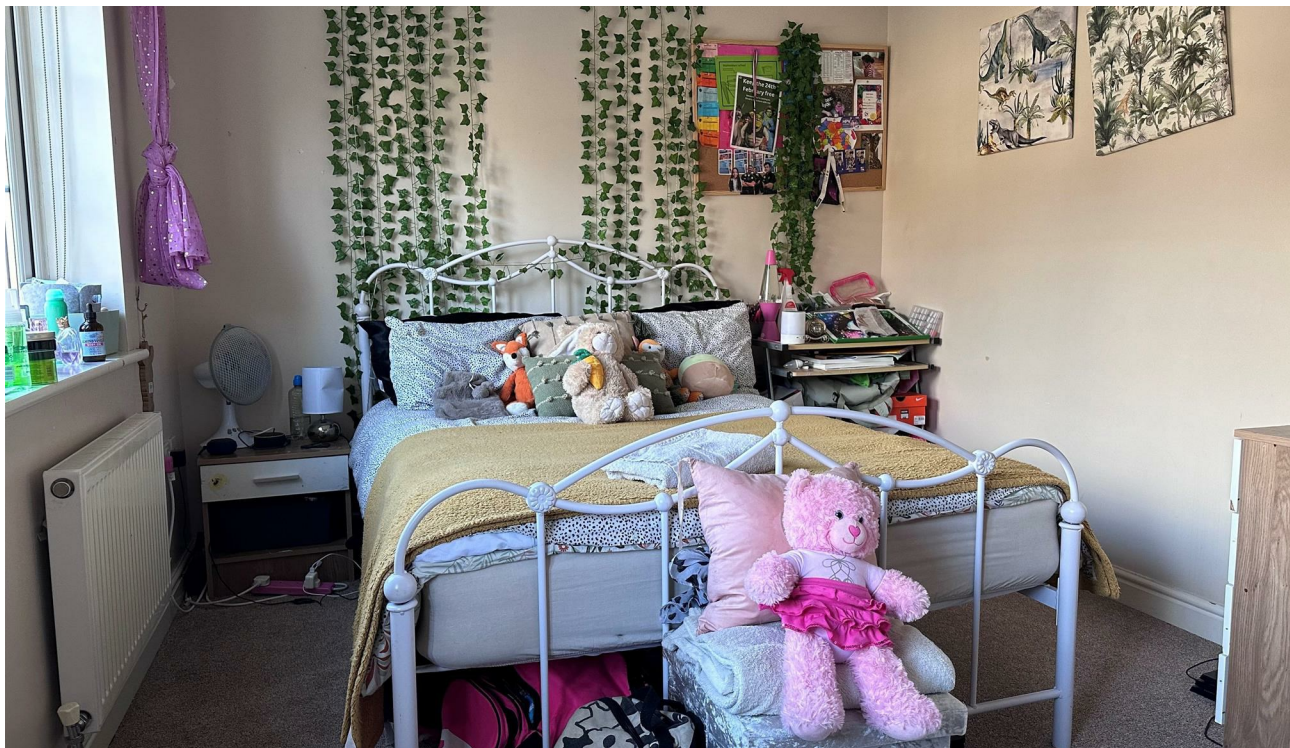


Grouse Road, Calne SN11 9SE

Guide price £325,000

A three/four bedroom modern town house with delightful enclosed rear garden, parking and garage situated in a tucked away position on a popular residential location. The property, which is presented in excellent order throughout, offers good size flexible accommodation arranged over three floors.





32 Grouse Road, Calne, Wiltshire, SN11 9SE

Situation Calne

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.

The Accommodation

With approximate measurements is arranged as follows:

Canopy Entrance Porch

With entrance door to:

Entrance Hall

With oak flooring, radiator, coved ceiling, stairs to first floor.

Cloakroom

With Upvc double glazed window to front, low level WC, corner wash hand basin, laminate flooring, radiator.

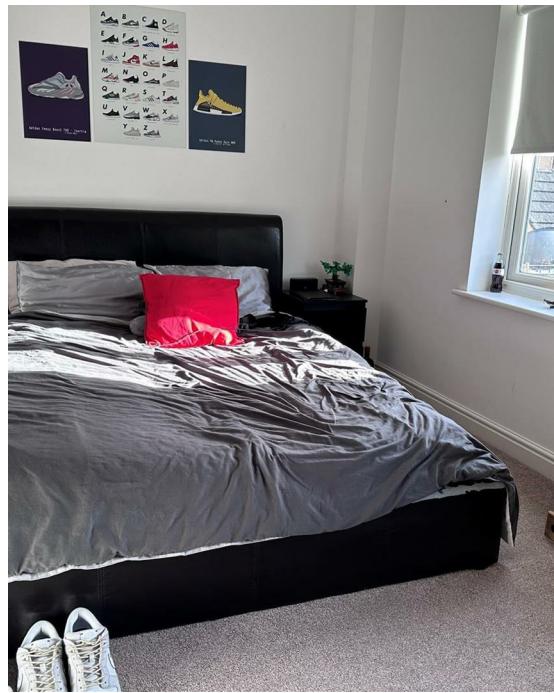
Kitchen/Breakfast Room

10'11" x 8'1"

With Upvc double glazed window to front, fitted with a range of wall and base units with work tops over, one and a half bowl stainless steel sink unit with mixer tap, drinking water tap, tiled surrounds, four ring gas hob with electric oven under, integrated dishwasher, space and plumbing for automatic washing machine and fridge/freezer, built in breakfast bar, radiator.







Sitting/Dining Room

15'7" x 13'10"

With Upvc double glazed window and French doors to rear, inset ceiling lights, radiator, coved ceiling, oak flooring, understairs storage cupboard.

First Floor Landing

With airing cupboard, stairs to second floor.

Bedroom Two

15'6" max x 9'3"

With two Upvc double glazed windows to front, radiator.

Bedroom Three

15'7" x 8'10"

With two Upvc double glazed windows to rear, radiator.

Bathroom

With panelled bath having mixer tap and shower attachment, low level WC, pedestal wash basin, tiled surrounds, radiator.

Second Floor Landing

Master Bedroom Suite

16'2" x 15'7" max

With two Upvc double glazed windows to front, built in wardrobe & Cupboard, loft access, radiator.

Bedroom Four/ Dressing Room/Study

8'11" x 8'5"

With Upvc double glazed window to rear, shelving unit and radiator.

En Suite Shower Room

With Upvc double glazed window to rear, double shower cubicle, pedestal wash

basin, low level wc, tiled surrounds, radiator.

Externally

Parking

Parking to the rear leading to the single garage with up and over door, personal door to garden.

Garden

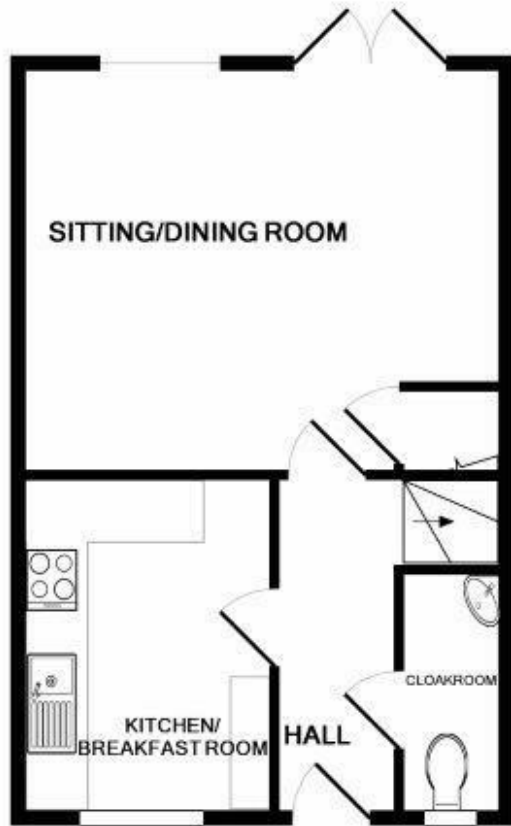
Rear access gate to garden, being mainly laid to lawn, with shrub borders, paved patio area.



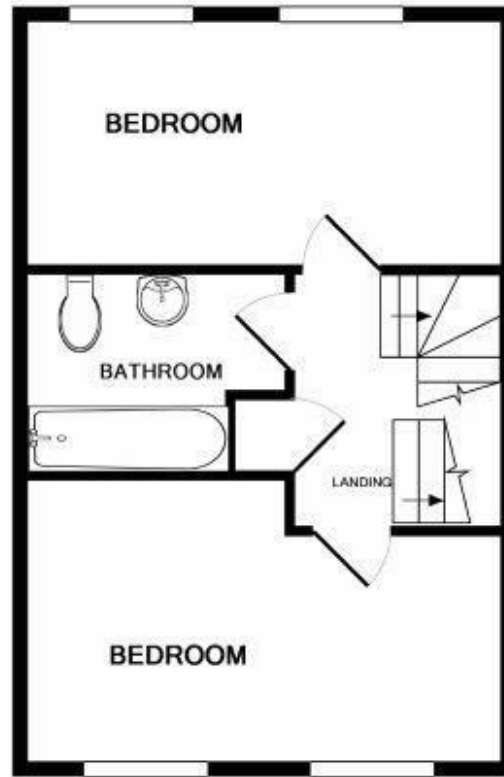


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	80	83

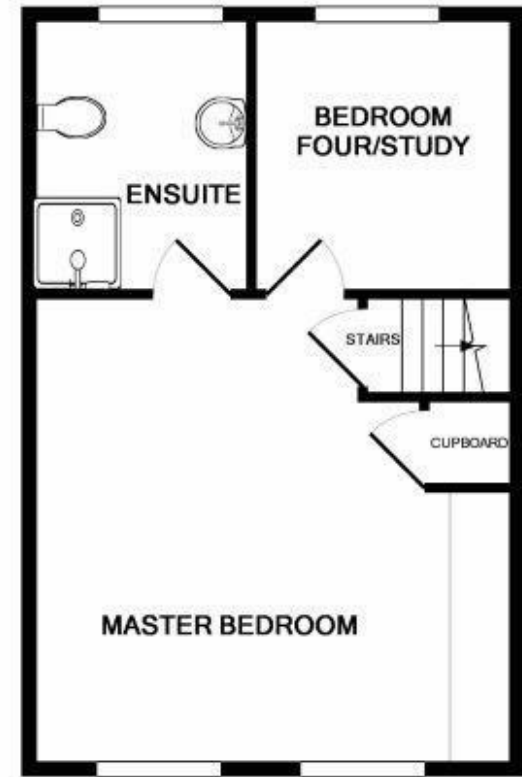
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	80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



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given



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.