



Britannia Drive, Calne, SN11 8GH

Calne

£340,000

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

Welcome to Britannia Drive. A well presented three bedroom semi detached home tucked away on a quiet residential street a stones throw from the town centre. With three good sized bedrooms, open plan living with an extension, landscaped garden and a single garage this property is a must to view.

The Property -

Entrance hallway with staircase to first floor, acces to a handy WC and understair storage cupboard. A large open plan kitchen / living room. The kitchen is of neutral tone with a vareity of wall and base units in grey with a wood effect worktop. Integrated appliances include; single oven, gas hob, extractor, dishwasher and fridgefreezer. There is allocated space and plumbing for a freestanding washing machine. The living area located towards the rear has been thoughtfully extended to create a dining space with french doors into the rear garden and a window lantern, this room is flooded with natural light which reflects into the living room which is of good shape and size allowing plentiful furniture.

The first floor is home to three bedrooms. The main bedroom benefits from the addition of an ensuite showerroom, whilst the other two have a family bathroom with shower over bath to share.

The garden has been carefully designed and landscaped to create a welcoming patio - perfect for evening entertainment and a lawn area with trees planted by the current owner. There is a side gate allowing easy access to the allocated parking space and single garage.

Situation - Britannia Drive is situated on a quiet residential cul-de-sac.

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.

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

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

Wiltshire Council Tax - Band D

Tenure - Freehold

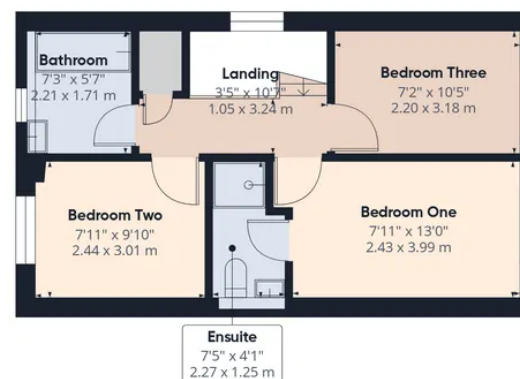
Management Fee: Approx £225 per annum







Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1135 ft²

105.3 m²

(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

Calne Sales

13 High Street, Calne Wiltshire, SN11 0BS

01249 813813

res.calne@atwellmartin.co.uk

<https://calne.atwellmartin.co.uk/>