



Heron Close, Calne, SN11 8PJ

Calne

Offers in the Region of
£315,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 3

Atwell Martin are delighted to present this beautifully extended four bedroom semi-detached family home, ideally positioned within easy walking distance of schools and local amenities.

Finished to an exceptional standard throughout, this impressive home has been thoughtfully redesigned to offer stylish and versatile living accommodation. The former garage has been converted into an additional bedroom suite, complete with a contemporary wet room, making it ideal for guests, multi-generational living.

The ground floor benefits from a utility/laundry area with plumbing for both a washing machine and dishwasher, alongside space for an undercounter fridge and a large range of wall and base units. At the heart of the home is a stunning open plan kitchen/dining space, enhanced by sleek undercounter lighting and integrated appliances. A bright and spacious living room provides an inviting retreat, while the welcoming entrance porch and hallway complete the accommodation.

To the first floor are three generously proportioned bedrooms, two of which are spacious doubles, together with a luxurious fully tiled family bathroom featuring a separate shower cubicle, spot lighting, and integrated audio speakers for a true spa-like experience.

Externally, the property continues to impress with a substantial fully enclosed rear garden, complete with an expansive decked entertaining area, garden shed, and well maintained lawn. To the front, the home benefits from a neat lawned frontage and a generous driveway providing ample parking for multiple vehicles.

Situation -

Heron Close is situated within a small cul-de-sac on the east side of the town.

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 World 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.

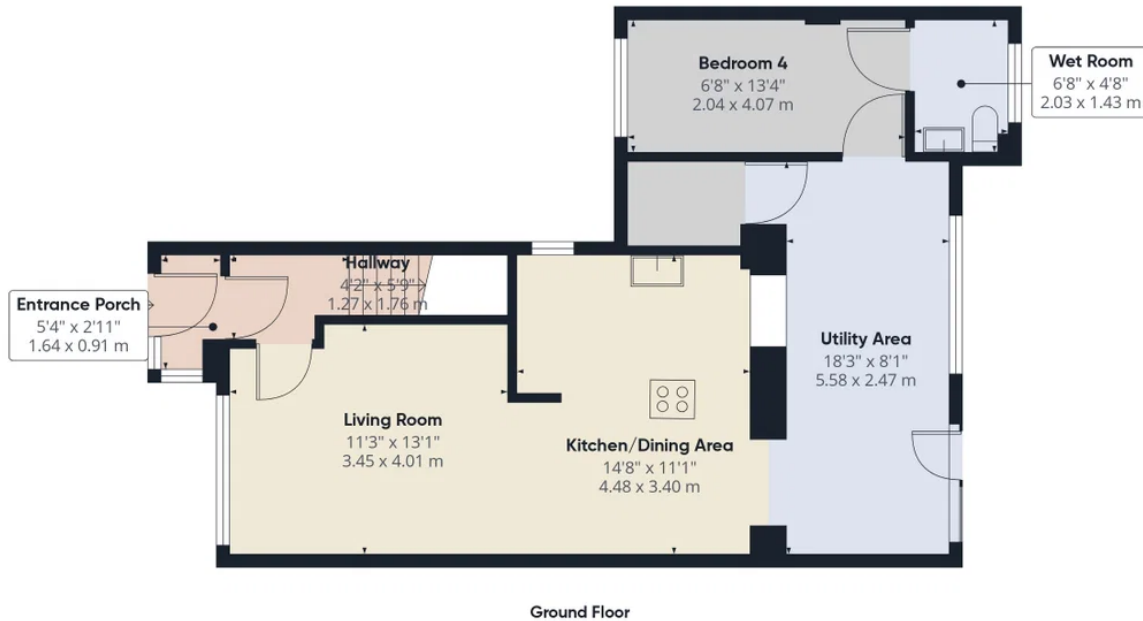
Viewings - Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 13 High Street, Calne, Wiltshire, SN11 0BS

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

Wiltshire Council Tax - Band C







Approximate total area⁽¹⁾
1020 ft²
94.8 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.

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