

Park Close, Calne, SN11 8LU

Calne

Guide Price

£280,000

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

Located within a cul-de-sac and within easy walking distance of the town centre, local schools, and surrounding countryside, this well-presented three-bedroom link-detached home offers spacious and comfortable accommodation, ideal for family living.

The property benefits from driveway parking, a single garage, and a generous private rear garden. The ground floor comprises an inviting entrance porch, a bright and spacious living room, a separate dining room, and a well-equipped fitted kitchen.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with re-fitted en-suite shower room, together with a newly re-fitted family bathroom serving the remaining bedrooms.

Outside, the enclosed rear garden enjoys a good degree of privacy and provides an excellent space for relaxing and entertaining. The garage is fitted with an up-and-over door to the front and a useful pedestrian access door from the garden.

Early viewing is highly recommended to fully appreciate all that this property has to offer.

Situation - Park Close is situated within a small cul-de-sac on the Colemans Farm development.

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 C

Tenure - Freehold















Calne Sales

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