

Park Close, Calne, SN11 8LU

Calne

Offers Over

£270,000

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

Atwell Martin are delighted to present this attractive three bedroom end of terrace property, situated within a small cul-de-sac on the popular Colemans Farm development in the market town of Calne.

The accommodation comprises three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite, alongside a newly fitted shower room. The property also features a generous living room, separate dining room and well-appointed kitchen. The home further benefits from a modern gas boiler and central heating.

A particular feature is the half-boarded loft, providing useful additional storage space.

Externally, the property benefits from a beautifully landscaped rear garden, complete with a gazebo, raised decking area and patio, complemented by a selection of mature trees, shrubs and attractive garden features.

To the side, there is a generous driveway providing parking for several vehicles, together with a garage currently utilised as a gym and storage space. The garage has fully insulated walls, power and lighting, and is fully carpeted, making it a versatile additional space.

The property is also ideally positioned for families, being within very close proximity to a recently modernised children's play park. Calne town centre and its range of shops, amenities and facilities are also within easy walking distance.

Overall, this is a well-presented family home offering spacious and versatile accommodation, excellent outdoor space and useful additional features, all set within a desirable cul-de-sac location on the popular Colemans Farm development.

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







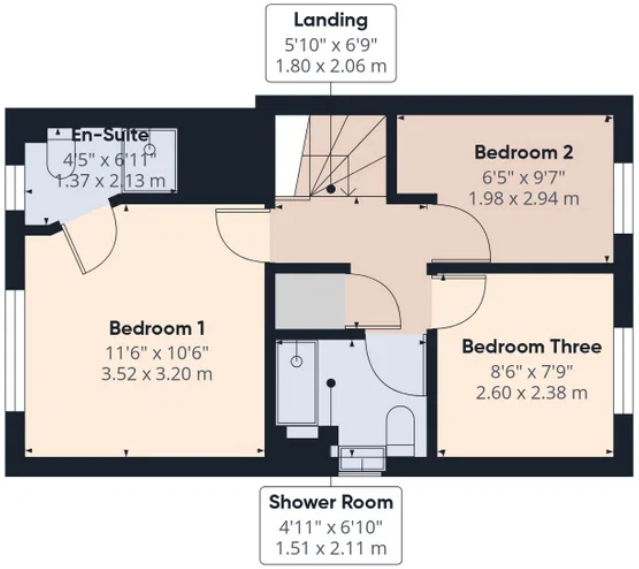




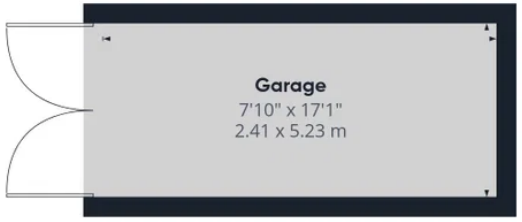




Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

Atwell Martin

Approximate total area(1)

850 ft²

79 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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Calne Sales

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