



Magnolia Rise, Calne, Wiltshire, SN11 0QL

Calne

Guide Price
£350,000

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

Atwell Martin are delighted to present this beautifully presented three bedroom detached home which offers bright, spacious, and stylish family living throughout.

The heart of the home is the stunning refitted dining kitchen positioned to the front of the property, featuring a range of integrated appliances and ample space for both everyday living and entertaining. To the rear, the generous living room with air conditioning unit and enjoys French doors opening directly onto the landscaped garden. A convenient guest cloakroom completes the ground floor accommodation.

Upstairs, the property boasts three well-proportioned bedrooms, all benefiting from fitted wardrobes. The principal bedroom is complemented by a contemporary refitted en-suite shower room and air conditioning unit, while the remaining bedrooms are served by a stylish modern family bathroom.

Externally, the enclosed rear garden has been attractively landscaped to provide an ideal setting for relaxing and entertaining. The property also benefits from a single garage offering secure parking or additional storage, along with driveway parking to the side.

Situation -

Magnolia Rise is situated within the Silverglades development on the south 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.

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

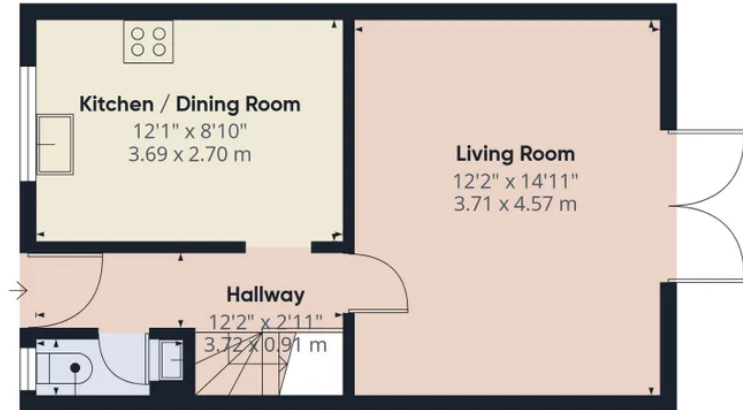
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

Tenure - Freehold

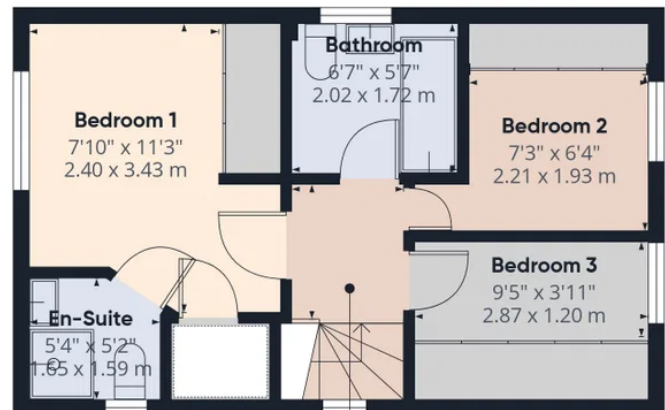






WC
6'0" x 2'6"
1.84 x 0.77 m

Ground Floor Building 1



Landing
4'5" x 5'9"
1.35 x 1.77 m

First Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
820 ft²
76.1 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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