



Larkspur Drive, Calne

Calne

Offers Over
£264,500

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Motivated Sellers | Modern Two-Bedroom Semi-Detached | High Penn Park

Atwell Martin are delighted to present this beautifully maintained contemporary two-bedroom semi-detached home, attractively positioned within the highly sought-after High Penn Park development and benefiting from the remainder of its NHBC warranty.

Thoughtfully designed and presented in immaculate, move-in-ready condition, this property is ideally suited to first-time buyers, downsizers, or investors seeking a stylish modern home in a prime location.

Ground Floor

A welcoming entrance hallway sets the tone for the home, offering a bright and pleasant introduction to the living space. To the front, the modern kitchen features a range of integrated appliances and ample storage, making it both stylish and practical for everyday cooking. A conveniently placed cloakroom/W.C adds to the functionality of the ground floor.

To the rear, the spacious lounge/dining room provides the perfect setting for relaxing or entertaining, with direct access to the garden through patio doors, flooding the space with natural light.

First Floor

The first floor hosts two generously proportioned double bedrooms, both featuring built-in wardrobes that maximise storage while maintaining a sleek, uncluttered aesthetic. The landing provides access to a fully boarded loft with lighting, offering valuable additional storage space. Completing the accommodation is the modern family bathroom, finished with a fresh and contemporary suite and conveniently serving both bedrooms.

Outside

Set on an appealing corner plot, the property offers excellent extension potential (subject to the usual consents), presenting a rare opportunity for buyers to enhance both space and future value. The home further benefits from a larger-than-average enclosed rear garden, providing superb outdoor space ideal for children, pets, gardening, and alfresco dining. To the side, a private driveway provides parking for two to three vehicles, ensuring outstanding convenience for both residents and visiting guests.

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

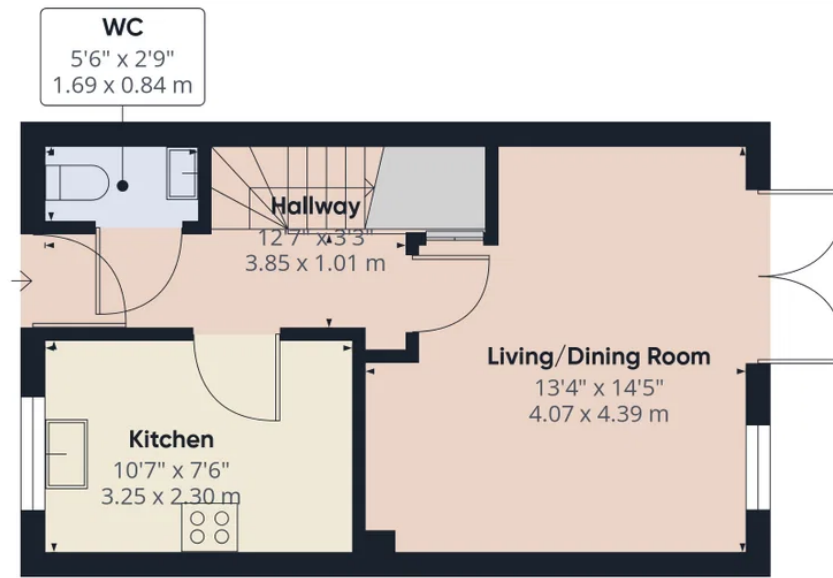
Wiltshire Council Tax - Band C

Tenure - Freehold

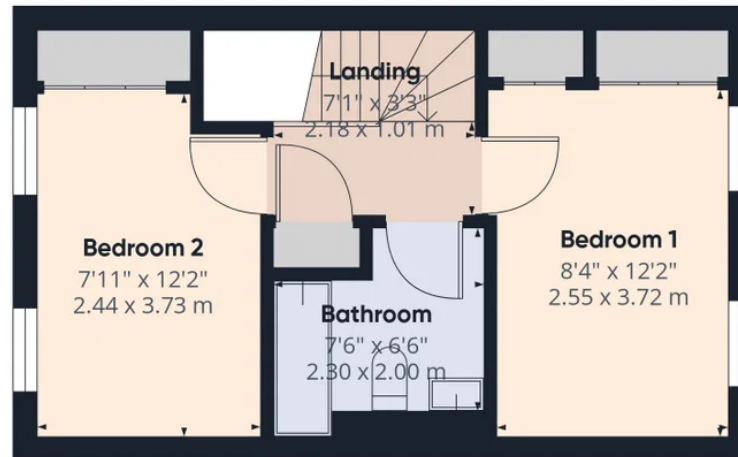
Management Fee: (Approx) £285 PA







Ground Floor



First Floor



Approximate total area⁽¹⁾
643 ft²
59.8 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.

GIRAFFE360

Calne Sales

13 High Street, Calne Wiltshire, SN11 0BS

01249 813813

res.calne@atwellmartin.co.uk

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