



**Wintergreen, Calne**

Calne

Guide Price  
**£300,000**

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

Welcome to Wintergreen which is a beautifully presented three bedroom detached property offering a a south/west facing rear garden and located within a cul-de-sac on the edge of the market town of Calne. The property is arranged over two floors and offers good size family accommodation to include on the ground floor: a cloakroom, living room, dining room, kitchen, utility room and conservatory. On the first floor are three bedrooms and bathroom. Externally the property has an enclosed rear garden and to the front of the property is a garage and driveway parking.

**The Accommodation** - With approximate measurements is arranged as follows:

**Entrance Hall** - Upvc double glazed door to front, doors leading to cloakroom and living room.

**Cloakroom** - Comprising a white suit including wash hand basin with tiled splashbacks, w.c, radiator and Upvc double glazed window to front.

**Living Room** - 4.5 x 3.9 max (14'9" x 12'9" max) Upvc double glazed window to front, opening through to dining room, radiator and stairs leading to first floor.

**Dining Room** - 2.3 x 3.5 (7'6" x 11'5") Sliding patio doors leading out into conservatory, radiator and door leading to kitchen.

**Conservatory** - 2.3 x 2.5 (7'6" x 8'2") Upvc construction, door giving access to rear garden.

**Kitchen** - 2.10 x 3.45 (6'10" x 11'3") Offering a range of wall and base units, rolled edge worktops, one bowl single drainer sink unit, tiled splashbacks, space for cooker and under counter appliances, under stair storage cupboard, water softener, Upvc double glazed window to rear, door way leading into utility room.

**Utility Room** - 1.4 x 2.3 (4'7" x 7'6") Offering a range of wall and base units, wall mounted boiler, loft hatch giving access to roof space, radiator, Upvc double glazed window & door to rear and door giving access to garage.

**First Floor Landing** - Doors leading to all three bedrooms and bathroom, loft hatch with pull down ladder (part boarded) and airing cupboard.

**Master Bedroom** - 4 x 2.3 (13'1" x 7'6") Upvc bay window to the front, double built in wardrobes and radiator.

**Bedroom Two** - 2.9 x 2.3 max (9'6" x 7'6" max) Upvc double glazed window to rear and radiator.

**Bedroom Three** - 3 x 2 (9'10" x 6'6") Upvc double glazed window to front, radiator and over stair storage cupboard.

**Bathroom** - 1.8 x 1.5 (5'10" x 4'11") A re-fitted bathroom comprising, l-shaped bath with shower over, wash hand basin, w.c, Obscure Upvc window to rear and fully tiled.

#### Externally

**Rear Garden** - A low maintenance enclosed south west facing rear garden with raised bed boarders, garden shed, patio area and gated side access leading to front of property.

**Front Garden & Driveway** - Low maintenance front garden mainly laid to gravel and tarmac driveway.

**Garage** - 5.4 x 2.7 (17'8" x 8'10") Electric up & over to front, power & lighting and door to utility room.

**Agents Note** - Council Tax Band: D

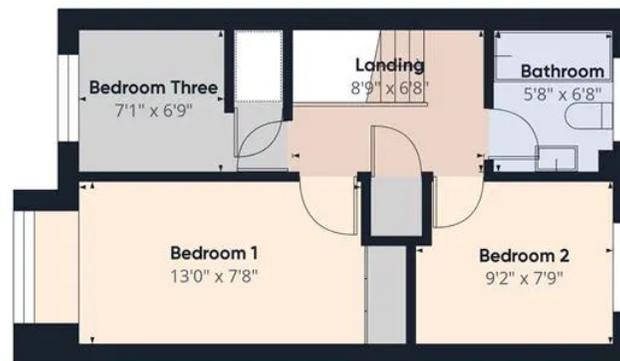






Ground Floor

Approximate total area<sup>(1)</sup>  
949.7 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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