

Motivated Sellers! 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. Occupying a generous corner plot, the property also offers excellent extension potential (subject to the usual consents), making it a rare opportunity for buyers looking to add future value and space.

### Description

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.

#### Situation

Larkspur Drive is situated on the north side of the town on the popular Hills 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 iron age

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.

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.

#### Property Information

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

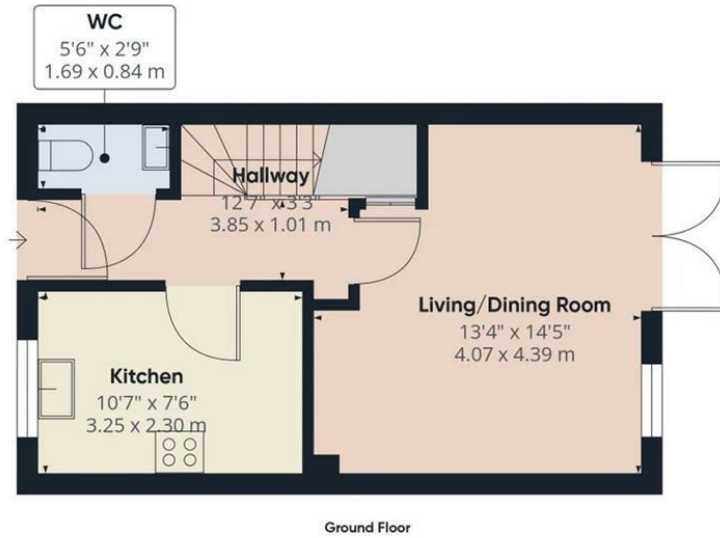
Wiltshire Council Tax - Band C

Tenure - Freehold

Management Fee: (Approx) £285 PA







Approximate total area<sup>(1)</sup>  
643 ft<sup>2</sup>  
59.8 m<sup>2</sup>



(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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing