



Hurricane Drive, Calne, SN11 8GB

Calne

Guide Price
£345,000

Bedrooms: 4 | Bathrooms: 3 | Receptions: 1

Atwell Martin are delighted to present this exceptional four-bedroom semi-detached family home, ideally situated on the outskirts of the historic market town of Calne. Designed with sustainability in mind, this eco-friendly property benefits from solar panels, an air source heat pump heating system, and an electric vehicle charging point, helping to reduce both energy costs and environmental impact.

Upon entering the property, you are welcomed by a spacious entrance hall, with a convenient cloakroom/WC located to the right. To the left is a bright and well-appointed kitchen, featuring a range of wall and base units, integrated fridge/freezer, oven, gas hob with extractor hood, dishwasher, and washing machine. A charming bay window to the front elevation allows natural light to flood the room, creating a pleasant and inviting space. To the rear of the property is the generous open-plan living and dining room, offering ample space for family life and entertaining. Floor-to-ceiling windows and French doors provide an abundance of natural light and create a seamless connection to the rear garden.

The first floor comprises three well-proportioned bedrooms, two of which views over the rear garden. The family bathroom is fitted with a bath and shower over, while a traditional airing cupboard provides useful additional storage.

Occupying the entire second floor, the impressive principal bedroom offers a peaceful retreat away from the main living areas. Thoughtfully designed to maximise the available space, it benefits from Velux windows, built-in wardrobes, eaves storage, and a high vaulted ceiling. An en-suite shower room completes this superb master suite.

Externally, the property enjoys driveway parking for approximately two to three vehicles, alongside a single garage accessed via a manual up-and-over door. The garage benefits from power, lighting, and additional eaves storage. To the front, a small garden with mature shrubs provides an attractive buffer between the property and the public footpath. The deceptively spacious rear garden is predominantly laid to lawn and features gated side access to the front of the property.

This wonderful family home combines modern, energy-efficient living with generous accommodation throughout and must be viewed to be fully appreciated.

Situation - Hurricane Drive is situated on the Sandpits Development on the north 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.

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







Calne Sales

13 High Street, Calne Wiltshire, SN11 0BS

01249 813813

res.calne@atwellmartin.co.uk

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