



Embry Close, Calne, SN11 8QS

Calne

Offers Over
£300,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Welcome to Embry Close, a beautifully presented three bedroom end of terrace home, tucked away within a quiet residential street to the south of Calne. Offering a large double garage, generous driveway, external home office and an upgraded kitchen/diner, this fantastic property has plenty to offer and is a must to view!

The Accommodation - The property is entered via a welcoming entrance hall, with a doorway leading into the living room and stairs rising to the first floor. The living room is a bright and airy space, enjoying a pleasant outlook across the front garden. French doors lead through to the kitchen/diner, positioned at the rear of the property. The kitchen has been thoughtfully upgraded and is fitted with a comprehensive range of wall and base units, complemented by an excellent selection of integrated appliances including a fridge/freezer, double oven, dishwasher, five-ring gas hob and extractor fan. A breakfast bar provides additional seating and creates a sociable connection between the kitchen and dining areas. The dining area forms part of a more recent extension, creating a fantastic additional living space overlooking the garden. French doors open directly onto the rear patio, making this a particularly enjoyable space for entertaining and family life.

Upstairs, the first floor is home to three bedrooms. The main bedroom is positioned to the front of the property and benefits from built-in wardrobes, while a modern shower room serves all three bedrooms.

The Location -

The Situation - Lower Compton is situated approximately 2 miles from the Wiltshire market town of Calne which provides a comprehensive range of amenities including a choice of shops and supermarkets, sports centre with indoor swimming pool, public library, churches and schooling for all age groups. Calne is an expanding north Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (6 miles) and Swindon (18 miles). Junctions 16 and 17 of the M4 Motorway are both easily accessible from the town, whilst a mainline railway station at Chippenham provides regular services to London Paddington. For those with recreational interests there are golf courses at Chippenham (North Wilts) and Bowood, horse riding at Hampsley Hollow and fishing and walks at Blackland Lakes. There are also the archaeological sites of Avebury Stone Circle, Kennet Long Barrow and Silbury Hill within easy travelling distance.

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

Property information:

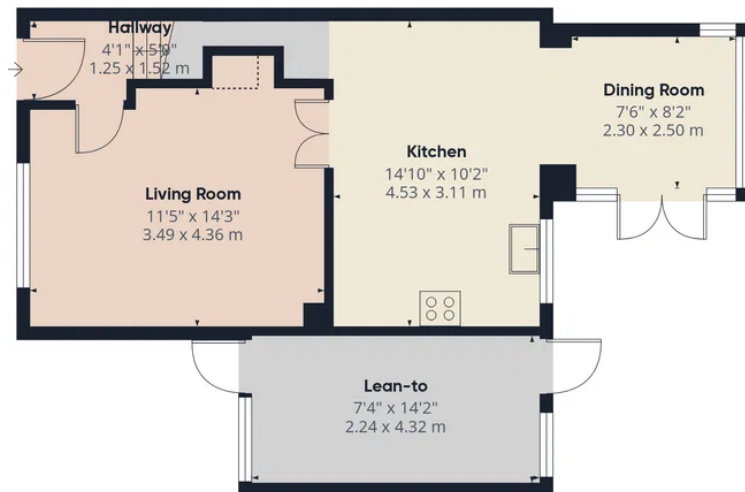
Utilities/Services - Mains Electric, Water & Drainage, Electric Heating Throughout

Wiltshire Council Tax - Band C

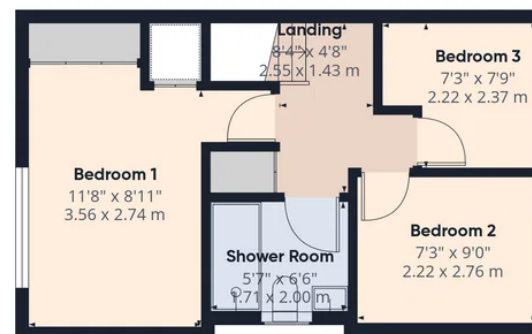
Tenure - Freehold



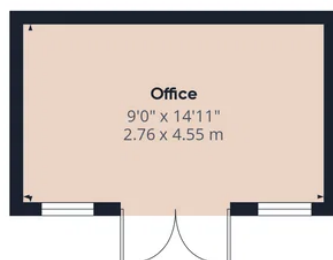




Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2



Ground Floor Building 3



Approximate total area⁽¹⁾

1297 ft²

120.4 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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/>