

Wyvern Avenue, Calne

Calne

Guide Price

£325,000

Bedrooms: 4 | **Bathrooms:** 1 | **Receptions:** 3

Impressive Four-Bedroom Semi Detached Home - No Onward Chain

Offered for sale with no onward chain, this impressive four bedroom semi detached property occupies a desirable cul-de-sac position on the east side of town, enjoying an attractive outlook over a nearby green area.

The property offers spacious and versatile accommodation arranged over two floors, making it an ideal home for families and those seeking additional space to work from home.

Upon entering, you are welcomed by a generous entrance hallway, providing access to the ground-floor accommodation. The property boasts a spacious open-plan kitchen/dining area, perfect for family life and entertaining, with a separate utility room conveniently located off the kitchen. There is also a comfortable living room, a dedicated study, and a Garden Room providing additional space and a pleasant connection to the rear garden. A ground-floor WC and a fourth bedroom complete the ground-floor layout, offering excellent flexibility for guests, multi-generational living, or those requiring a bedroom on the ground floor.

To the first floor, the generous master bedroom benefits from dual-aspect windows, allowing plenty of natural light. There are two further well-proportioned bedrooms, along with a family bathroom.

Externally, the enclosed rear garden is gravelled for ease of maintenance and enjoys a private, unoverlooked aspect. To the front, the property benefits from a lawned area and two driveway parking areas, providing ample off-road parking.

This fantastic home offers spacious, flexible accommodation, ample parking, and a convenient cul-de-sac setting. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Situation -

Wyvern Avenue is situated within a small cul-de-sac on the east 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 Word 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.

Viewings - Strictly by appointment with the sole selling agents Atwell Martin call or e-






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