



**\*\*\*NO ONWARD CHAIN\*\*\*** A modern three bedroom semi detached property situated on the Stoke Meadow development on the South-Westerly edge of the Wiltshire market town of Calne, recently built by the awarding wining developer C G Fry & Son. The accommodation includes:- entrance hall, living room, kitchen/dining room and cloakroom to the ground floor. Three bedrooms, with en-suite to bedroom one and family bathroom to the first floor. Externally the property feature a single garage with driveway parking and a generous, South Westerly facing rear garden.

#### **Situation Calne**

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

#### **The Accommodation**

With approximate measurements is arranged as follows:

#### **Entrance Canopy**

Entrance canopy with exterior light, composite front door with obscured double glazed panels.

#### **Entrance Hall**

Doors to cloakroom, living room and kitchen, stairs to

first floor landing, built in cupboard, radiator, Karndean flooring.

#### **Living Room 2.97m x 4.42m (9'9 x 14'6)**

Upvc double glazed window to front, Karndean flooring, radiator.

#### **Cloakroom**

Fitted with a two piece suite comprising low level WC, wash hand basin with tiled splashback, tiled flooring, radiator.

#### **Kitchen/Dining Room 4.01m x 5.28m (13'2 x 17'4)**

Upvc double glazed windows and door to rear. Fitted kitchen offering a comprehensive range of wall and base units with worktops over, stainless steel sink unit with mixer taps. Integrated electric oven and hob with matching extractor fan, built in dishwasher, automatic washing machine and fridge/freezer. Cupboard housing wall mounted central heating boiler. Tiled flooring, radiator.

#### **First Floor Landing**

Doors to bedrooms and family bathroom, access to loft space, built in cupboard, airing cupboard, radiator.

#### **Bedroom One 3.00m x 3.71m (9'10 x 12'2)**

Upvc double glazed window to rear, door to en suite shower room, radiator.

#### **En Suite Shower Room**

Upvc double glazed window to side, fitted with a three piece suite comprising double shower cubicle, low level

WC and pedestal wash hand basin. Tiled flooring, heated towel rail, extractor fan.

#### **Bedroom Two 3.00m x 3.00m (9'10 x 9'10)**

Upvc double glazed window to front, radiator.

#### **Bedroom Three 3.10m x 2.18m (10'2 x 7'2)**

Upvc double glazed window to rear, radiator.

#### **Family Bathroom**

Upvc double glazed window to front, fitted with a three piece suite comprising bath with shower over and glazed shower screen, low level WC and pedestal wash hand basin. Tiled flooring, heated towel rail, extractor fan.

#### **Externally**

#### **Garage**

Single garage with up & over door, power & light. Driveway parking to front .

#### **Rear Garden**

Generous south westerly facing rear garden with gated access to driveway. Mostly laid to lawn with good sized patio area.

#### **Agents Note**

Council Tax Band C

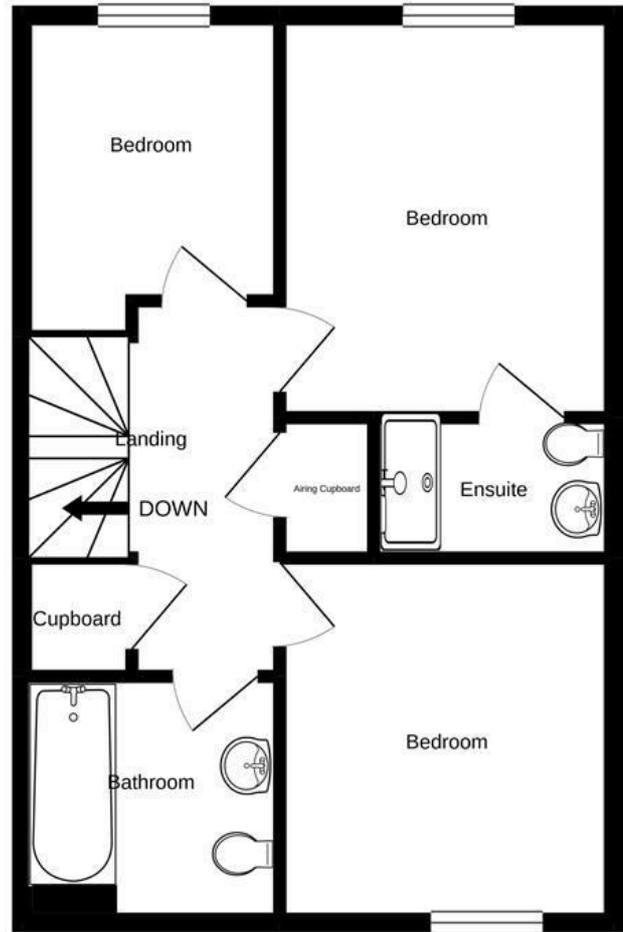
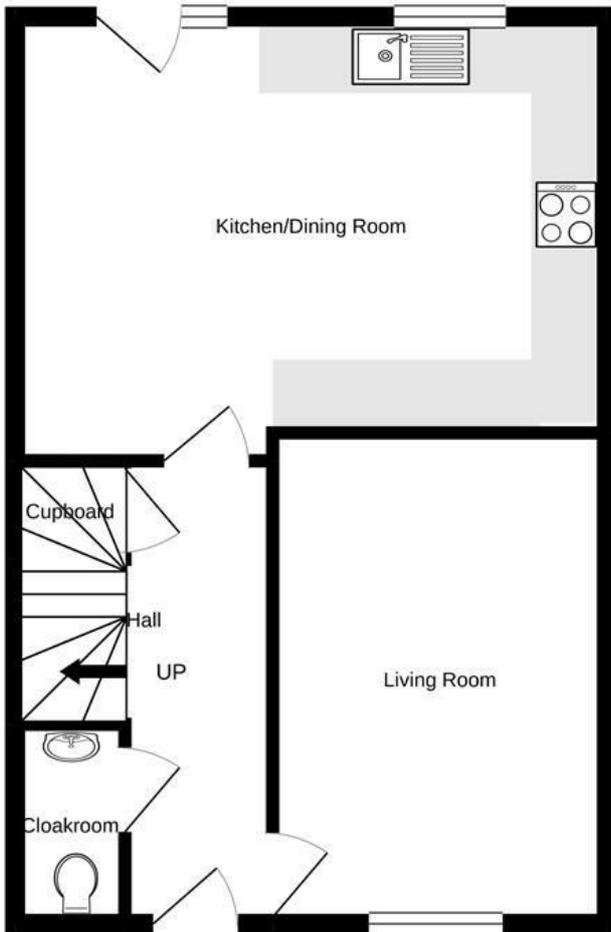
Maintenance Charge £92.42 per annum





GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.

1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(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