



Meadowsweet Drive, Calne

Offers in excess of £375,000



A beautifully presented three bedroom detached property which has been updated and enhanced by the current owners, situated in a sought after cul de sac. The spacious accommodation includes:- entrance hall, cloakroom, recently re-fitted kitchen, living room and garden room to the ground floor. Three double bedrooms with en-suite to bedroom one and family bathroom to the first floor. Externally the property offers an integral single garage, lovely rear garden and driveway parking.

#### 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

The accommodation is arranged as follows:

##### Entrance Canopy

Entrance canopy with exterior light

##### Entrance Hall

Part glazed front door, doors to cloakroom, kitchen and living room. Stairs to first floor landing, radiator, laminate flooring.

##### Cloakroom 1.63m x 0.99m (5'4 x 3'3)

Obscured Upvc double glazed window to front, fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashback. Laminate flooring, radiator.

##### Kitchen 3.18m x 2.51m (10'5 x 8'3)

Upvc double glazed window to front. Recently re-fitted kitchen offering a comprehensive range of wall and base units with worktops over, stainless steel sink unit with mixer taps. Built in electric oven with 4 burner gas hob and matching cooker hood, integrated dishwasher and fridge/freezer, cupboard housing central heating boiler. Laminate flooring.

##### Living Room 4.17m x 4.93m (13'8 x 16'2)

Upvc double glazed window to rear, opening to garden room, door to entrance hall. Feature fireplace with gas fire inset, laminate flooring, radiator.

##### Garden Room 3.10m x 2.82m (10'2 x 9'3)

Upvc double glazed windows and French doors to garden, opening to living room. Laminate flooring, radiator.

##### First Floor Landing

Upvc double glazed window to side, built in cupboard, access to loft space, doors to bedrooms and family bathroom.

##### Bedroom One 4.27m max x 3.43m max (14'00 max x 11'3 max)

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

##### En Suite Shower Room

Obscured Upvc double glazed window to front, fitted with a three piece suite comprising corner shower cubicle, low level WC and vanity style wash hand basin. Heated towel rail, extractor fan.

##### Bedroom Two 3.71m x 2.79m (12'2 x 9'2)

Upvc double glazed windows to front and rear, radiator.

##### Bedroom Three 3.45m max x 2.31m (11'4 max x 7'7)

Upvc double glazed window to rear, radiator.

##### Family Bathroom

Obscured Upvc double glazed window to rear, fitted with a three piece suite comprising bath with shower over, low level WC and pedestal wash hand basin. Radiator, extractor fan.

##### Externally

##### Integral Garage 5.05m x 2.97m (16'7 x 9'9)

Single garage with up & over door, door to garden. Power & light, space & plumbing for automatic washing machine & tumble dryer.

##### Rear Garden

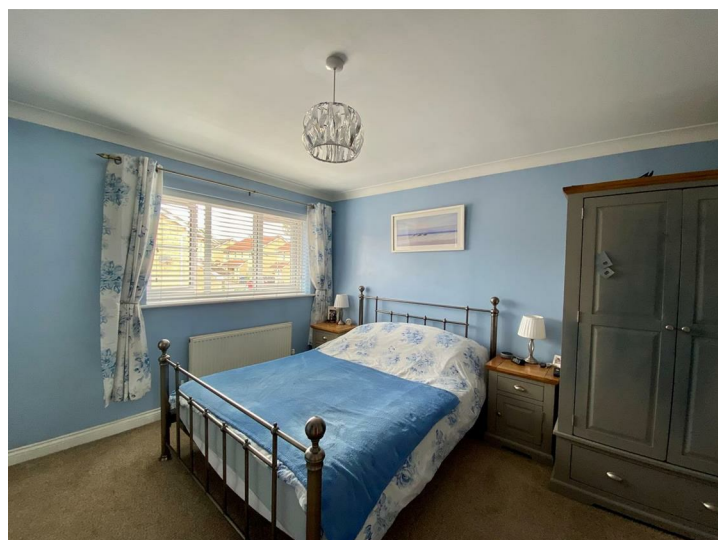
Beautiful rear garden offering a high degree of privacy mostly laid to lawn with mature flower borders and generous patio areas.

##### Frontage

Enclosed by low hedge with path to front door, driveway parking.

##### Council Tax

Council Tax Band D.

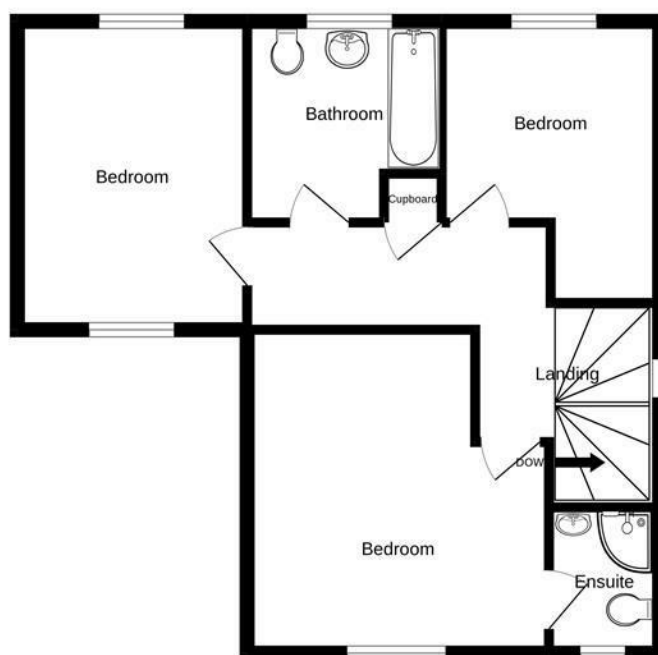
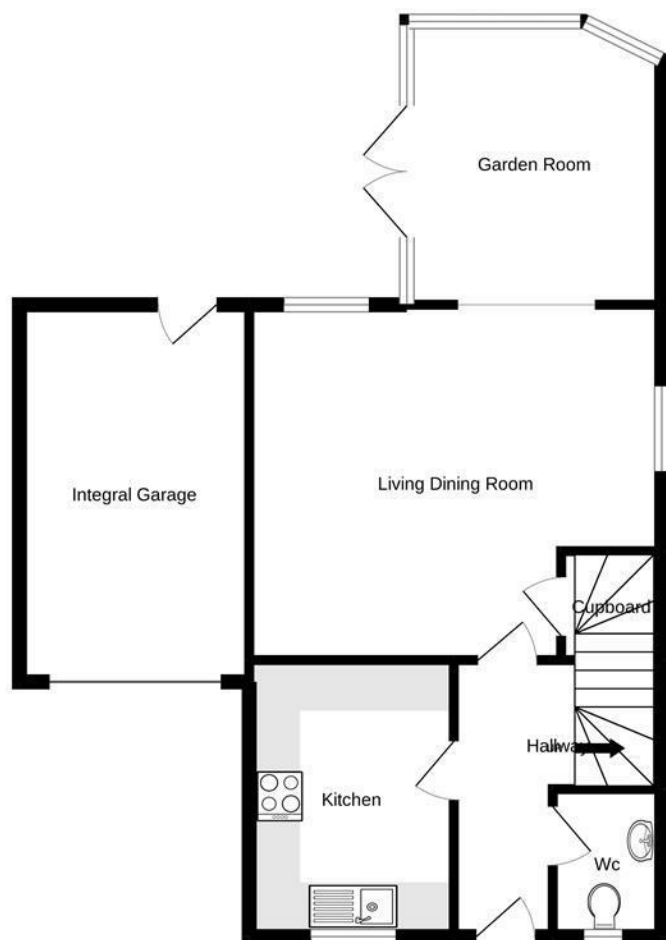






GROUND FLOOR  
640 sq.ft. (59.5 sq.m.) approx.

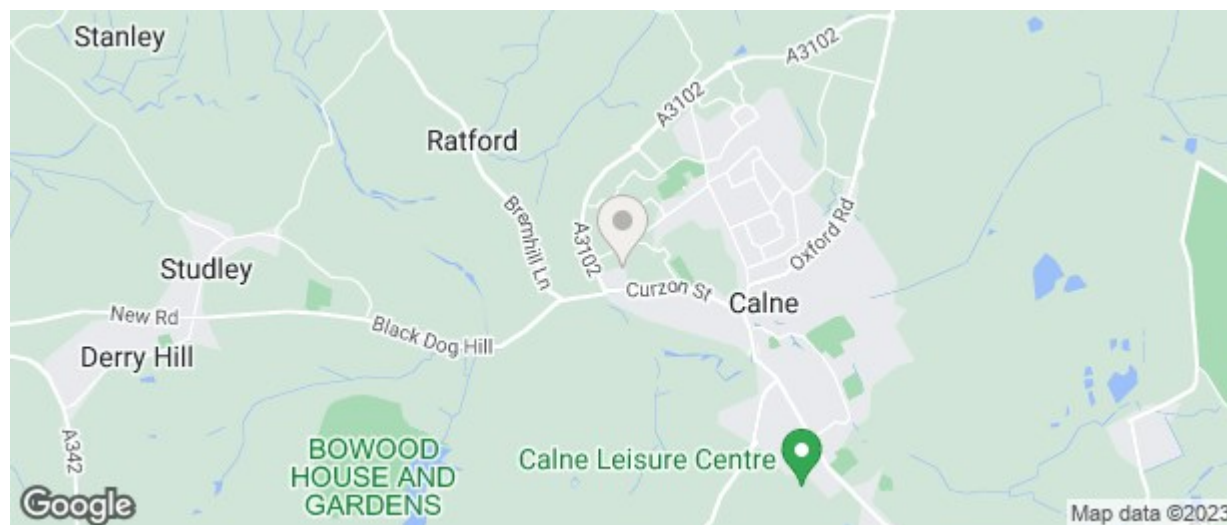
1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.7 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		81
(81-91) B		
(69-80) C	70	
(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		
(81-91) A		
(69-80) B		
(55-68) C		
(39-54) D		
(21-38) E		
(1-20) 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