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Dakota Drive, Calne SN11 8FZ

£295,000

Welcome to Dakota Drive, Calne. A beautifully presented three bedroom semi-detached home located on the outskirts of the market town of Calne. This property has been well loved and looked after by the current owners, including the installation of a log burner to the living room, a fully landscaped garden and hot tub. With three great sized bedrooms, two bathrooms, wc, driveway parking and a single garage this property is the perfect home for first time buyers or families. Especially as the sellers have exchanged the property for a new build, so there is a predetermined small chain in place. Call Atwell Martin to arrange a viewing.



Location

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.

Accomodation

Ground floor comprising of entrance hall, wc to left. Living room to the right with log burner. Open plan Kitchen / Diner to the rear with integrated single oven, gas hob and extractor. Space for a washing machine, dishwasher and American style fridge / freezer. French doors into enclosed rear garden.

The first floor houses three good sized bedrooms, with bedroom one benefitting from built in wardrobes and an ensuite. Separate family bathroom with shower over bath.

Externally

Fully landscaped, low maintenance rear garden with a large patio area, raised planters and decking with hot tub. Steps to driveway, which easily holds 2-3 vehicles and the single garage with manual door, electricity and lighting.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		78
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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