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# Dew Way, Calne, SN11 8HD

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- Modern Semi-Detached Home
- Two Double Bedrooms
- Lounge/Diner
- Two Car Tandem Driveway
- Gas Radiator Central Heating
- Very Well Presented Throughout
- First Floor Bathroom
- Downstairs WC
- Garden With Rear Gated Access
- NHBC Warranty

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# 3 Dew Way
# Calne, SN11 8HD

## £249,995

Presented in excellent condition throughout, this beautifully maintained two-bedroom home forms part of the Weston Meadows development by David Wilson Homes, offering stylish, modern accommodation ideal for first time buyers, downsizers or investors alike.

The ground floor opens into a welcoming entrance hall with a convenient cloakroom, leading through to a contemporary fitted kitchen and a bright living/dining room overlooking the rear garden. The property's tasteful décor and high standard of presentation create a home that is ready to move straight into.

To the first floor are two well proportioned double bedrooms, served by a modern family bathroom.

Outside, the fully enclosed rear garden provides a private and secure outdoor space, complete with gated rear access. The property also benefits from a tandem driveway providing off road parking for two vehicles, which is located separately from the house. Please note that the driveway immediately adjoining the neighbouring garage belongs to another property and is not included within the sale.

Occupying a convenient position on this popular modern development, the property is well placed for Calne's range of shops, schools and leisure facilities, whilst offering excellent road links to Chippenham, Swindon, Marlborough and the M4, making it an exceptional opportunity for those seeking a modern home in a well-connected location.




### Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

### Council Tax: Wiltshire Council

Tax Band B For year 2026/27 = £2072.92
For information on tax banding and rates, please call Wiltshire Council

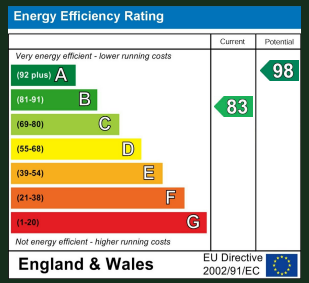
### Tenure

Freehold

### Yearly Estate Charge For 2026 £175.87

**Gas - Mains**
**Electric - Mains**
**Water - Mains**
**Drainage - Mains**
**Internet - Up to 1000* Mbps Full Fibre download speed available with Grain Connect**

### Energy Efficiency Rating (England & Wales)




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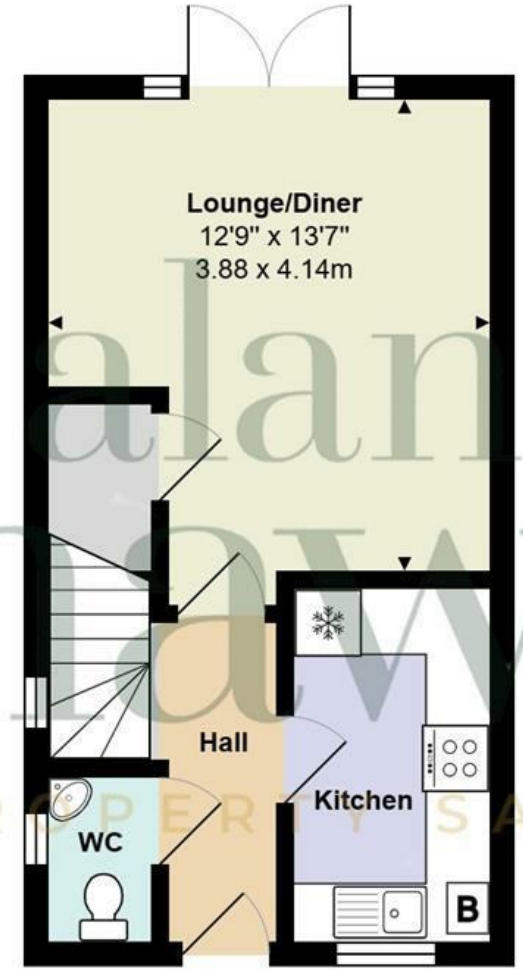

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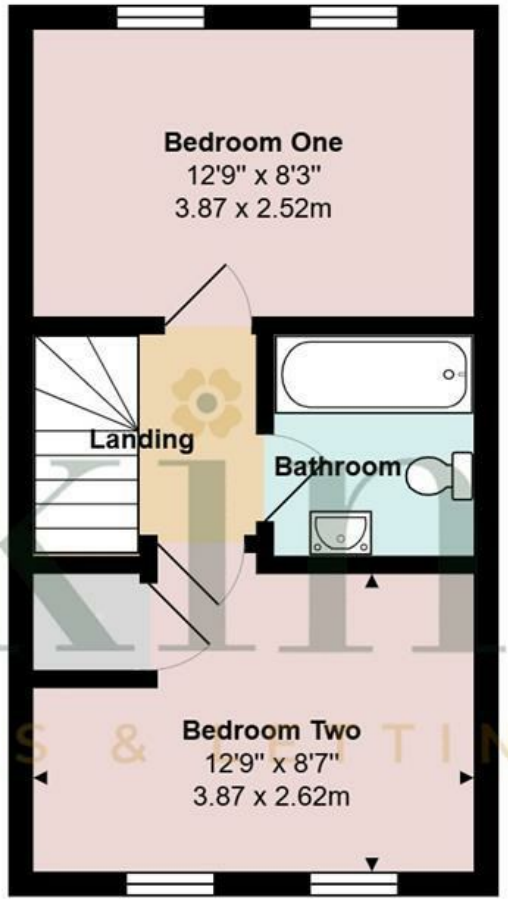

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Total Area: 618 ft² ... 57.4 m²

Disclaimer:
These floor plans are provided for guidance only and are not to scale.
All dimensions, layouts, and details shown are approximate and should not be relied upon as statements of fact.
Prospective purchasers or tenants should satisfy themselves by inspection or independent verification.
Fixtures, fittings, furniture, and appliances shown are indicative only and may not be included in the sale or letting.
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The Property Ombudsman