

James Avenue, Calne, SN11 8NA

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- Modern Semi Detached Home
- Landscaped Rear Garden
- Kitchen/Diner
- Central Bathroom With Window
- Two Double Bedroom
- Insulated Workshop With Power & Lighting
- Cloakroom
- Generous Parking

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4 James Avenue
Calne, SN11 8NA

Offers over £250,000

A modern and beautifully presented two double bedroom semi detached home, pleasantly situated within the popular town of Calne and constructed in 2020, offering stylish and well balanced accommodation throughout along with a landscaped westerly facing rear garden and generous driveway parking.

The accommodation briefly comprises an inviting entrance hallway with staircase rising to the first floor and a useful downstairs cloakroom. To the front of the property is a spacious living room, whilst across the rear is a well appointed kitchen/dining room, a particularly favoured layout ideal for modern day living and entertaining alike, with views and access onto the rear garden.

To the first floor are two generous double bedrooms along with a centrally positioned family bathroom benefiting from natural light via a side aspect window, again forming part of the more desirable two bedroom design.

Externally, the rear garden has been thoughtfully landscaped and enjoys a westerly aspect, making the most of the afternoon and evening sunshine. A particular feature is the secure 13ft insulated workshop/store complete with power and lighting, offering excellent versatility for those working from home, hobbies or additional storage. Further benefits include gated side access along with a generous frontage and side driveway providing off road parking for at least two vehicles.

Further attributes include uPVC double glazing and gas radiator central heating.



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

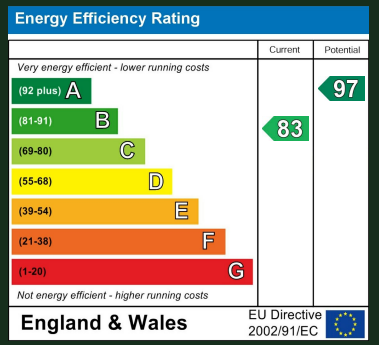
Tenure

Freehold

Management Fee

Estate Fees: £188.64 Per Annum
Flood Risk: Very Low (Environmental Agency)
Internet Speeds: up to 1600 MBPS - Openreach
Gas: Mains
Water + Waste: Mains
Electric: Mains

Energy Efficiency Rating (England & Wales)




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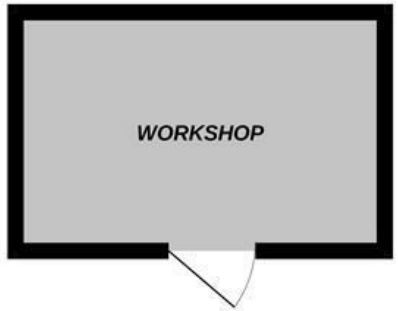

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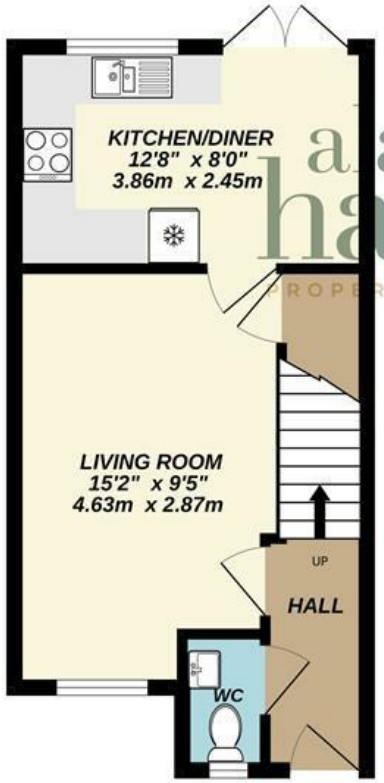

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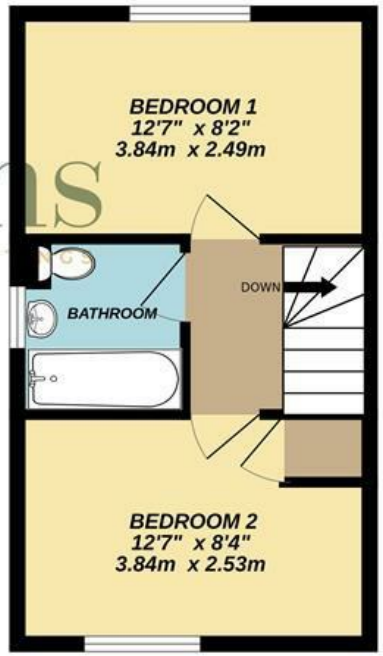
GROUND FLOOR
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
289 sq.ft. (26.9 sq.m.) approx.







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604 SQ FT EXCLUDING WORKSHOP

TOTAL FLOOR AREA : 722 sq.ft. (67.1 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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