



4 Bedroom
Family Home
in Yatesbury,
near Calne

£2,950 Per Month

2 West Nolands
Nolands Road
Yatesbury
Calne
SN11 8YD



Victoria Allman
lettings

- Impressive four bedroom modern family home
- Beautiful countryside location
- Flexible living space with a large kitchen/family room, living room, conservatory & snug
- Four excellent bedrooms, two bathrooms
- Detached double garage & off-street parking
- Large garden with views
- EPC Rating D
- Council Tax Band D
- Available on a long-term let from September



4



2



3



D

SUMMARY

2 West Nolands is a beautifully presented modern family home in the village of Yatesbury, near Calne, offering excellent, flexible living space, four good sized bedrooms, and a fantastic large lawned garden.

This is the ideal base for a family who need space inside and out, and who will enjoy the stunning countryside and excellent amenities of the surrounding area.

Available on a long-term let from September - either furnished or unfurnished.

DESCRIPTION

2 West Nolands is a beautifully presented modern family home offering generous living space, four good sized bedrooms and a fantastic large lawned garden. You enter the property into an impressive and spacious kitchen/family room, fitted with stunning modern units and appliances and a large breakfast bar. A seating area opens onto the rear garden through French doors. Beyond this is a large, light and airy living room, which extends into an attractive conservatory which overlooks the garden. Off the living room is a snug, ideal as a TV room or home office. The ground floor is completed by a WC and utility room off the kitchen.

Upstairs, the large master bedroom benefits from an excellent en-suite with a walk-in shower, while the other three double bedrooms are served by a stunning modern family bathroom with a shower over the bath.

The garden is a real highlight — laid to lawn and fully enclosed with fencing and established shrubs, it wraps from the front of the house round to the rear, looking out over open fields. A detached double garage and off-street parking for four cars complete the property.

SITUATION

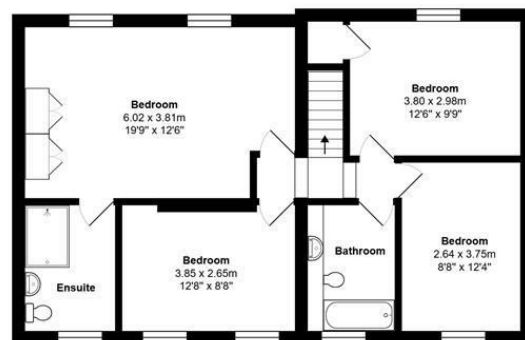
Yatesbury is a small, peaceful village on the edge of the Marlborough Downs, within the North Wessex Downs Area of Outstanding Natural Beauty. Along with its rural setting, it is well placed for the nearby towns of Calne, Devizes, Chippenham and Marlborough, each offering comprehensive shopping and amenities.

Just 5 miles away, Calne is a busy and historic market town with independent shops and supermarkets, traditional pubs and restaurants, and good sports and recreation facilities for all ages, while the surrounding countryside is ideal for scenic walks. History and landscape lovers are especially well served, with the Cherhill White Horse, Avebury stone circle and the Ridgeway all within easy reach. The well-regarded Cherhill Primary School serves the village, with a good choice of alternative primary schools in Calne, while secondary pupils typically attend Kingsbury Green Academy, which has its own sixth form.

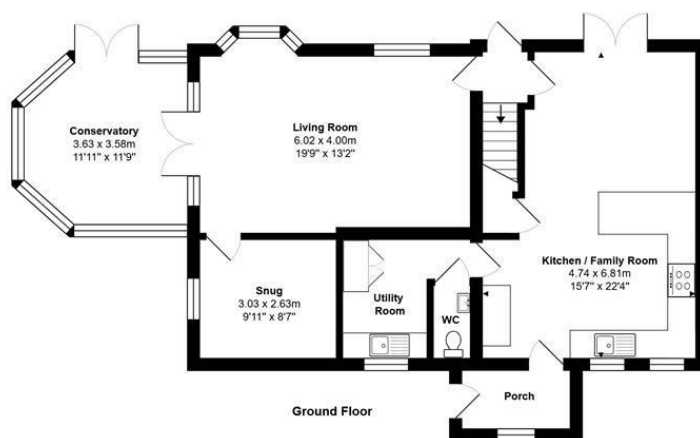
Road links are good via the A3102 and A4, with nearby rail links available from Chippenham station into Bath, Bristol and London.







First Floor



Ground Floor

Total Area: 167.2 m² ... 1800 ft²

All measurements are approximate and for display purposes only

REQUIRED INFORMATION

We understand the property has mains electricity, water, mains drainage, and oil-fired central heating. Standard broadband is available in this area; mobile coverage is classed as good outdoors and variable in-home – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, flood risk, and other restrictions.

DIRECTIONS

Travel south east out of Calne on the A4 for around 4 miles, passing through Quemerford and Cherhill. Turn left off the A4, following the signs for Yatesbury. Follow the road for around one mile, then bear slightly left on Nolands Road, following the sign for Nolands. Continue on Nolands Road for just under a mile, following the road round to the left. 2 West Nolands is on the left hand side.

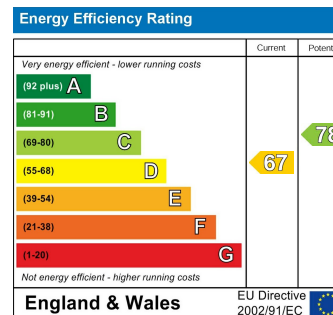
Postcode: SN11 8YD

What3Words:
///stub.file.traps

CONTACT

lettings@victoriaallman.co.uk
01666 338866

www.victoriaallman.co.uk



Victoria Allman
lettings