

DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right onto Wood Street and at the roundabout go straight across in to North Street. Take the fifth turning on the left in to North Way and then take the second turning in to Lansdowne Close and the property can be found on the left hand side.



GROUND FLOOR
475 sq.ft. (44.2 sq.m.) approx.

1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 854 sq.ft. (79.4 sq.m.) approx.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Charles Faye is the trading name of Lifestyle Options Limited. Company registration number 07448943.



VIEW ONLINE



CHARLES FAYE

Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

We are delighted to be the only estate in the Calne area to be awarded exclusive membership of The Guild of Professional Estate Agents, providing us access to a network of other like-minded estate agents who are all committed to improving and enhancing the service and public perception of estate agencies across the UK.

Membership is contingent upon on-going good reputation and customer service and is reviewed annually to ensure we meet the strict criteria as detailed in The Guild's Code of Conduct.

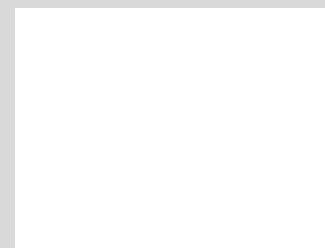
FINANCIAL ADVICE

Free independent financial advice is available. Please call us for more information.

COUNCIL TAX BAND

The council tax band for this property is band C

PROPERTY RATING



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'People & property are always at the heart of whatever we do'


charles faye
sales and lettings

4 Lansdowne Close, Calne

CHAIN FREE! A wonderful light and spacious three bedroom semi detached house with a lovely mature rear garden, driveway parking and TWO DETACHED GARAGES. The home is situated in a mature residential area close to local amenities, schooling and is within level walking distance of the town. The beautifully presented property includes an entrance hall which leads into the spacious living room with a feature bay window to the front, a dining kitchen, garden room, guest cloakroom and bathroom complete the ground floor. To the first floor there are three double bedrooms with bedrooms two and three having views over the garden. Externally the property has a lovely rear garden filled with an abundance of mature flowers, shrubs and trees, a greenhouse, ornamental pond and access to the two garages. Further benefits include gas central heating and upvc double glazing.

- Semi Detached
- Breakfast Kitchen
- Three Double Bedrooms
- Two Detached Garages
- Close To Local Amenities & Schooling
- Conservatory
- Driveway Parking
- Delightful Mature Rear Gardens

PROPERTY FRONT

Block paved driveway leading to upvc double glazed entrance door.

ENTRANCE HALL

Stairs rising to first floor, door to living room.

LIVING ROOM 14' 6" x 13' 9" (4.42m x 4.19m)

Upvc double glazed bay window to front, ceiling coving, feature stone built fireplace with inset electric fire, television and telephone points, under stairs storage cupboard, door to dining kitchen.

DINING KITCHEN 17' 11" x 8' 5" (5.46m x 2.56m)

Upvc double glazed window to side, window to rear, fitted with a range of wall base units with work surface over, ceramic 11/2 bowl sink unit with mixer tap over, tiled splashbacks, built in electric cooker, electric hob, extractor hood over, space and plumbing for washing machine, space for undercounter fridge freezer, wall



mounter boiler, radiator, door to bathroom, door to garden room.

FAMILY BATHROOM 6' 8" x 5' 7" (2.03m x 1.70m)

Upvc double glazed window to rear, fitted suite comprising pedestal wash hand basin, corner bath, tiled surrounds, radiator.

CLOAKROOM 4' 1" x 2' 7" (1.24m x 0.79m)

Upvc double glazed window to rear, close coupled w.c., tiled surrounds.

GARDEN ROOM 8' 5" x 6' 10" (2.56m x 2.08m)

Upvc double glazed windows to side and rear, ceiling coving, radiator, upvc double glazed door to rear.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, doors to all bedrooms.



BEDROOM ONE 16' 9" x 8' 8" (5.10m x 2.64m) Into wardrobe

Upvc double glazed window to front, deep built in double wardrobe with upvc double glazed window to front, radiator.

BEDROOM TWO 11' 10" x 7' 10" (3.60m x 2.39m)

Upvc double glazed window to rear, built in double wardrobe, radiator, airing cupboard housing hot water cylinder.

BEDROOM THREE 9' 4" x 8' 8" (2.84m x 2.64m)

Upvc double glazed window to rear, radiator.



EXTERNALLY

DRIVEWAY PARKING

Block paved driveway providing ample parking to the front of the property.

REAR GARDEN

The garden is a real delight for those with green fingers. Fully enclosed and filled with mature flowers, shrubs and trees. There is a blocked paved patio leading to the good size lawn with personal access to both garages. There is a green house, an ornamental pond, raised planters, gated access to the front.

