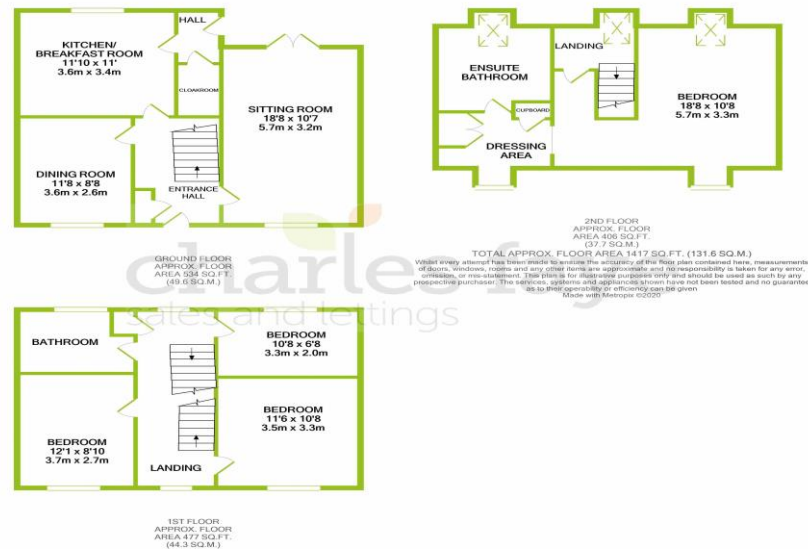


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and at the roundabout go straight over into North Street. Follow this road along and at the roundabout turn right on to Zander Road. Turn right just before the green and bare left and the property can be found a little way along on the left hand side.



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.

USING CHARLES FAYE

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

The office is locally owned and managed by Louise Burrows and her friendly, professional staff. Our aim is to provide the historic market town with an efficient service that is founded on traditional values of professionalism and integrity.

Quality of service is our hallmark and we know the importance of providing this in an effective, responsive and highly professional manner. So whatever your property needs are, talk to us to obtain the best possible advice on all property matters.

People and property are always at the heart of what we do. Whatever your circumstances, you can be assured that we will work hard to meet your needs.

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charles faye
sales and lettings

17 Grayling Close
Calne SN11 9QT

£285,000



PROPERTY DESCRIPTION

A stunning town house located in a desirable area close to local schools and amenities The property benefits from three storey accommodation, four double bedrooms, carport parking and a single garage. To the ground floor the dual aspect living room features patio doors to the garden and a feature fireplace. The dining room offers a flexible space great for family and social entertaining and the kitchen is fitted with integrated appliances and access through to a guest cloakroom and rear garden. To the first floor there are three double bedrooms and the family bathroom, whilst the top floor offers the master suite with private dressing room and an en-suite shower room. The rear garden is a delightful space offering a fantastic social area with a pergola and patio area. Gated access leads to the carport and single garage.

SUMMARY

- Sizeable Town House
- Beautifully Presented
- Separate Dining Room
- Four Double Bedrooms
- Generous Master Suite
- Low Maintenance Garden
- Carport And Garage
- Viewing A Must!

Sales

Lettings

Management

ACCOMMODATION

PROPERTY FRONT

Pathway leading to entrance door with canopy porch over.

ENTRANCE HALLWAY

Ceiling coving, telephone point, under stairs storage, coat cupboard, radiator, laminate flooring, doors to living room, dining room and kitchen.

LIVING ROOM 18' 8" x 10' 7" (5.69m x 3.22m)

Light and spacious dual aspect living room with a double glazed window to the front, feature fireplace with inset gas fire, television and telephone point, two radiators, patio doors to rear garden.

DINING ROOM 11' 8" x 8' 8" (3.55m x 2.64m)

Double glazed window to the front, ceiling coving, radiator.

KITCHEN 11' 10" x 11' 0" (3.60m x 3.35m)

Upvc double glazed window to rear, fitted with matching wall and base cabinets with work surface over, stainless steel 1.5 bowl sink unit, tiled splash backs, built in eye level double oven, four ring gas hob with extractor hood over, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, housed wall mounted boiler, radiator, tiled flooring, door to rear lobby.

REAR LOBBY

Radiator, door to rear, door to guest cloakroom, continuation of tiled flooring.

GUEST CLOAKROOM

Fitted suite comprising close coupled w.c., wall mounted wash hand basin, tiled splash backs, radiator, tiled flooring.

LANDING

Upvc double glazed windows to front and rear, ceiling coving, airing cupboard, two radiators, doors to bedroom



and family bathroom, stairs rising to second floor.

BEDROOM TWO 11' 6" x 10' 8" (3.50m x 3.25m)

Upvc double glazed window to front, radiator, television point.

BEDROOM THREE 12' 1" x 8' 10" (3.68m x 2.69m)

Upvc double glazed window to front, radiator, television point.

BEDROOM FOUR 10' 8" x 6' 11" (3.25m x 2.11m)

Upvc double glazed window to rear, radiator, television and telephone point.

FAMILY BATHROOM

Upvc double glazed obscure window to rear, fitted suite comprising close coupled w.c., pedestal wash hand basin, tiled splash backs, panelled bath, tiled surrounds, shaver point, radiator, vinyl flooring.

SECOND FLOOR LANDING

Velux window to rear.

MASTER SUITE BEDROOM 18' 8" x 10' 8" (5.69m x 3.25m)

Upvc double glazed window to front, velux window to rear, two radiators, television point, telephone point.

DRESSING ROOM 8' 6" x 8' 4" (2.59m x 2.54m)

Upvc double glazed window to front, fitted with a range of fitted wardrobes, single wardrobe, radiator, door to en-suite.

EN-SUITE

Upvc double glazed obscure window to rear, fitted suite comprising close coupled w.c., pedestal wash hand basin, panelled bath, fully tiled shower cubicle, tiled surrounds, shaver point, radiator, vinyl flooring.

EXTERNALLY

REAR GARDEN

A fully enclosed low maintenance rear garden, laid to gravel with gated access to the carport.

SINGLE GARAGE 17' 3" x 8' 1" (5.25m x 2.46m)

With an up and over door, power and light.

CARPORT

There is carport parking for one vehicle.

ENERGY EFFICIENCY RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

USEFUL INFORMATION

More photographs and other information may be available for this property to view on our website. To access these details please visit our website www.charlesfaye.co.uk. Alternatively use the QR code on your smart phone.

COUNCIL TAX BAND

The council tax band for this property is band D

ADDITIONAL INFORMATION

Please note that all measurements are approximate and that we have not tested any of the fixtures and fittings within the property,

FINANCIAL ADVICE

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

VIEWING THE PROPERTY

All viewings must be made through Charles Faye only. Our normal office hours are Monday to Friday 0900 – 1730 and Saturdays 0900 – 1600. Sundays and evenings by prior appointment.

