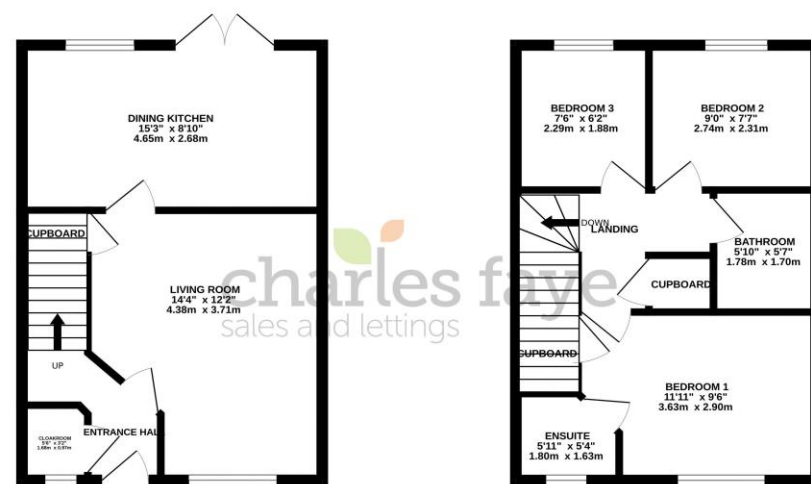


**DIRECTIONS TO THE PROPERTY**



GROUND FLOOR

1ST FLOOR



Made with Metropix ©2023

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.

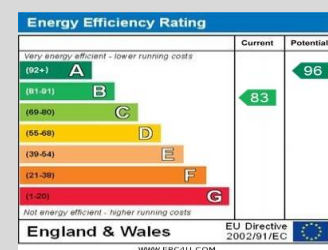
**FINANCIAL ADVICE**

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**



Charles Faye Estate Agents  
25 High Street  
Calne  
Wiltshire  
SN11 0BS  
01249 822555  
sales@charlesfaye.co.uk  
lettings@charlesfaye.co.uk  
www.charlesfaye.co.uk



**33 Lawrence Drive**  
Calne, SN11 8PD

**£266,000**

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



## 33 Lawrence Drive, Calne

Offered With No Onward Chain! With far reaching views and situated close to open countryside this stunning modern three bedroom home has a lot to offer. The superb home benefits from an elevated position offering panoramic views in the very sought after Regent Park development. The entrance hallway with adjoining cloakroom leads into a spacious reception room which in turn leads to the modern dining kitchen with French doors leading into the garden. To the first floor, there is a master bedroom and en suite. The further two bedrooms have far reaching views of the town and beyond and a family bathroom complete the upstairs. Externally, an easy, manageable but good sized garden offers a good degree of privacy, and side access to the two car driveway parking which is adjacent to the house.

- End Of Terrace
- Dining Kitchen
- Three Bedrooms
- Driveway Parking For Two Vehicles
- Far Reaching Views
- Cloakroom
- Master Bedroom With En-Suite
- Private Rear Garden

### PROPERTY FRONT

Pathway leading to entrance door.

### ENTRANCE HALLWAY

A light and airy hallway that gives access to guest cloakroom, living room and stairs leading to first floor, telephone point, radiator, laminate flooring.

### GUEST CLOAKROOM 5' 6" x 3' 2" (1.68m x 0.96m)

Upvc double glazed window to front, modern fitted suite including close coupled w.c., pedestal wash hand basin, tiled splash backs, radiator, laminate flooring.

### LIVING ROOM 14' 4" x 12' 2" (4.37m x 3.71m)

Upvc double glazed window to front, under stairs storage cupboard, radiator, door to dining kitchen, laminate flooring.



### DINING KITCHEN 15' 3" x 8' 10" (4.64m x 2.69m)

Upvc double glazed window to rear, fitted with a range of modern wall and base cabinets with work surface over, stainless steel sink unit, up stands, built in double oven with 4 ring gas hob with stainless steel splash back, chimney style extractor over, space and plumbing for washing machine and dishwasher, space for fridge freezer, space for dining table, radiator, laminate flooring, upvc double glazed French patio doors to garden.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Loft access, doors to bedrooms, storage cupboard and family bathroom.

### BEDROOM ONE 11' 11" x 9' 6" (3.63m x 2.89m)

Upvc double glazed window to front, built in storage cupboard, radiator, television point, door to en-suite.



### EN-SUITE 5' 11" x 5' 4" (1.80m x 1.62m)

Upvc double glazed window to front, modern fitted suite including close coupled w.c., pedestal wash hand basin, fully tiled shower cubicle, tiled surrounds, radiator, vinyl flooring.

### BEDROOM TWO 9' 0" x 7' 7" (2.74m x 2.31m)

Upvc double glazed window to rear with far reaching views of the town and beyond, radiator.

### BEDROOM THREE 7' 7" x 6' 2" (2.31m x 1.88m)

Upvc double glazed window to rear with far reaching views of the town and beyond, radiator, telephone point.



### FAMILY BATHROOM 5' 10" x 5' 7" (1.78m x 1.70m)

Upvc double glazed window to side, modern fitted suite including close coupled w.c., pedestal wash hand basin, paneled bath, tiled surrounds, radiator, vinyl flooring.

### EXTERNALLY

#### FRONT GARDEN

Small barked area to front.

#### DRIVEWAY PARKING

Driveway parking for at least two vehicles with gated access to garden.

#### REAR GARDEN

With far reaching views of the town beyond and offering a good deal of privacy the rear garden provides ample space for relaxation and entertaining. Laid to lawn with a patio area, decking, gated access to the driveway, garden shed.

