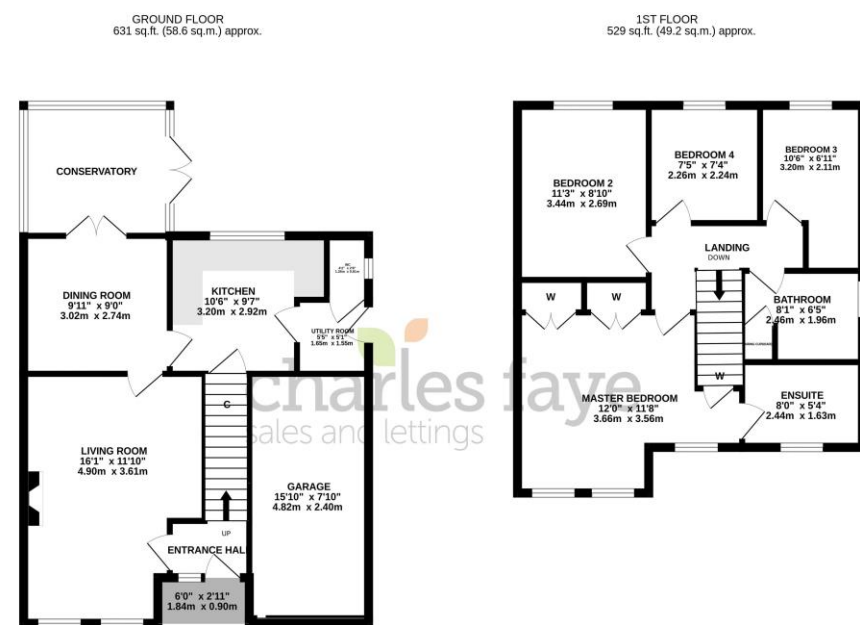


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear left at the roundabout on to Curzon Street. Proceed along passing through the set of traffic lights and go straight across at the roundabout into New Road. At the double mini roundabout turn right on to Silver Street and then right again at the next roundabout on to Fynamore Gardens. Follow the road and take the first left and the property can be found on the left hand side.



TOTAL FLOOR AREA: 1160 sq.ft. (107.8 sq.m.) approx.
Made with SketchUp ©2022

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.

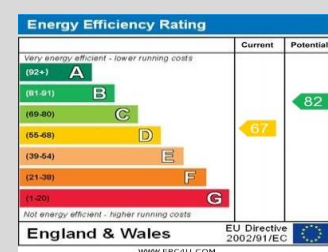
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band D

PROPERTY RATING



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

charles faye
sales and lettings

27 Fynamore Gardens, Calne

A well presented four bedroom detached house tucked away on the desirable Fynamore Gardens development with outstanding views to the rear. This home boasts excellent living accommodation with a 16'1 x 11'10 living room, a separate formal dining room and conservatory overlooking the rear garden. The re-fitted kitchen is complemented by a utility room and there is a guest cloakroom and hallway. The 15'3 x 11'8 master bedroom has a large bank of fitted wardrobes and an en-suite shower room and the three remaining bedrooms are all complemented by the family bathroom. There is a double width driveway leading to the single garage. The mature front and rear gardens are filled with an abundance of flowers, shrubs and trees and are beautifully kept with the rear garden offering a great deal of privacy. Highly recommended!

- **Modern Detached Property**
- **Three Reception Rooms**
- **Four Bedrooms**
- **Beautiful Rear Garden**
- **Desirable Location**
- **Modern Fitted Kitchen & Separate Utility**
- **Fantastic Master Suite with Fitted**

PROPERTY FRONT

Approached via the driveway leading to the entrance door with outside courtesy light.

ENTRANCE HALLWAY

Ceiling coving, stairs rising to first floor, panelled door leading to living room, radiator,

LIVING ROOM 16' 1" x 11' 10" (4.90m x 3.60m)

Two upvc double glazed windows to front, feature Bath Stone fireplace with gas fire, dado rail, television and telephone point, radiator, panelled door to dining room.

DINING ROOM 9' 11" x 9' 0" (3.02m x 2.74m)

Upvc double glazed French doors to conservatory, ceiling coving, radiator, panelled door to kitchen, wood flooring.

CONSERVATORY

Part walled, upvc double glazed French doors to patio area, wood flooring.

KITCHEN 10' 6" x 9' 7" (3.20m x 2.92m)

Upvc double glazed window to rear, a range of modern wall and base cabinets with composite work surface over, inset stainless steel sink and drainer, tiled splash backs, integrated cooker, four ring gas hob with extractor hood over, composite upstand, integrated dishwasher,



integrated eye level microwave oven, space for fridge freezer, large under stairs storage cupboard, radiator, panelled, door to utility room, vinyl flooring.

UTILITY ROOM 5' 5" x 5' 1" (1.65m x 1.55m)

Fitted with modern floor units, floor to ceiling unit, composite work surface over, tiled splashbacks, wall mounted boiler, space and plumbing for washing machine, door to cloakroom, upvc double glazed door to side, vinyl flooring.

GUEST CLOAKROOM 4' 2" x 2' 8" (1.27m x 0.81m)

Upvc double glazed window to side, fitted suite comprising close coupled w.c., wall mounted wash hand basin with tiled splash backs, radiator, vinyl flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, radiator, panelled doors to bedrooms and family bathroom.

BEDROOM ONE 12' 0" x 11' 8" (3.65m x 3.55m)



Three upvc double glazed windows to front, two double built in wardrobes, built in storage cupboard, television and telephone point, radiator, panelled door to en-suite.

EN-SUITE SHOWER ROOM 8' 0" x 5' 4" (2.44m x 1.62m)

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

BEDROOM TWO 11' 3" x 8' 10" (3.43m x 2.69m)

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

BEDROOM THREE 10' 6" x 6' 11" (3.20m x 2.11m)

Upvc double glazed window to rear, radiator.

BEDROOM FOUR 7' 5" x 7' 4" (2.26m x 2.23m)

Upvc double glazed window to rear, radiator.

FAMILY BATHROOM 8' 1" x 6' 5" (2.46m x 1.95m)



Upvc double glazed obscure window to side, fitted suite comprising close coupled w.c., pedestal wash basin, panelled bath with mixer tap shower over, tiled surrounds, airing cupboard housing hot water tank, radiator.

EXTERNALLY

FRONT GARDEN

Beech hedging to front, borders with mature trees, shrubs and flowers and the remainder laid to lawn.

DRIVEWAY

Double width driveway parking.

SINGLE GARAGE

With up and over door, power and light.

REAR GARDEN

A beautifully presented landscaped garden offering plenty of privacy for garden lovers. The paved patio areas offers a lovely area to enjoy 'Al Fresco' dining and steps lead up to the lawn. The garden has been planted with mature trees and various shrubs to enhance the landscaped areas. The garden is enclosed with fence panels and mature hedging, outside tap and gated access to the front of the property. The stunning views are a lovely bonus and offer a real country feel.

