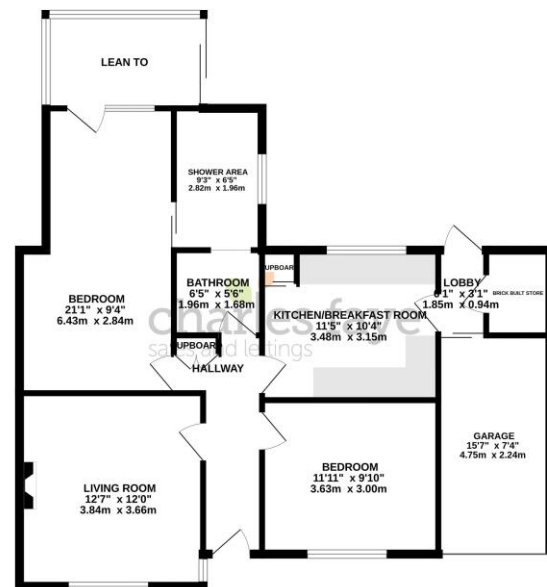


## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear left at the roundabout on to the A4. Continue along going through the set of traffic lights and continue over at the roundabout on to New Road. At the double mini roundabout proceed straight across heading towards Marlborough and take the first left onto Shelburne Road and left again onto Horsebrook Park. Take the next left where the property can be found a short distance along on the left hand side.



GROUND FLOOR



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.

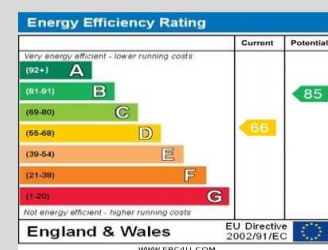
## FINANCIAL ADVICE

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

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Wiltshire

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lettings@charlesfaye.co.uk

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28 Horsebrook Park  
Calne, SN11 8EY

£318,000

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

  
charles faye  
sales and lettings



## 28 Horsebrook Park, Calne

**CHAIN FREE!** This semi-detached bungalow boasts a desirable location, offering both tranquility and convenience. Renovated to a high standard, its standout feature is the recently re-fitted kitchen, exuding modern elegance. The property comprises two spacious double bedrooms and a luxurious four-piece bathroom, promising comfort and style. Convenience is further ensured with driveway parking and a single garage, providing ample space for vehicles and storage. Situated in a sought-after area, residents can enjoy the benefits of a popular neighborhood without compromising on peace and privacy. With the added advantage of being chain-free, this property presents an enticing opportunity for those seeking a seamless transition into their dream home.

- **Semi Detached Bungalow**
- **Within Walking Distance To The Town**
- **Stunning Refitted Kitchen**
- **Driveway Parking & Single Garage**
- **Popular Location**
- **Two Double Bedrooms**
- **Four Piece Bathroom With Walk in Shower**

### PROPERTY FRONT

Driveway and path leading to entrance door with canopy porch over.

### ENTRANCE HALLWAY

Loft access, picture rail, radiator, doors leading to living room, dining kitchen, bedrooms and bathroom, double door storage cupboard, telephone point.

### LIVING ROOM 12' 7" x 12' 0" (3.83m x 3.65m)

Double glazed window to front and side, fireplace with inset gas fire, radiator, television point.

### BEDROOM ONE 11' 11" x 9' 10" (3.63m x 2.99m)

Double glazed window to front, picture rail, a range of wardrobes, radiator.

### BEDROOM TWO 21' 1" x 9' 4" (6.42m x 2.84m)

Double glazed window to rear, two radiators, sliding door to bathroom, door to lean to.



### DINING KITCHEN 11' 5" x 10' 4" (3.48m x 3.15m)

Double glazed window overlooking the rear garden, refitted modern wall and base cabinets with granite work surface over, granite up stands, inset stainless steel 1.5 bowl sink unit, eye level double oven, combi microwave, electric hob, extractor hood over, integrated fridge, space and plumbing for washing machine, wall mounted housed boiler, large airing/storage cupboard, recessed spotlights, Karndean flooring, upvc double glazed door to side.

### BATHROOM 14' 9" x 6' 5" (4.49m x 1.95m)

Double glazed window to side, fitted suite comprising large refitted fully tiled walk in shower, close coupled w.c., pedestal wash hand basin, panelled bath, tiled surrounds, two radiators, door to hallway and bedroom, vinyl flooring.

### LOBBY 6' 1" x 3' 1" (1.85m x 0.94m)

Sliding door to garage, door to brick built store, door to rear garden.



### BRICK BUILT STORE 6' 1" x 4' 3" (1.85m x 1.29m)

Useful storage area.

### SINGLE GARAGE 15' 7" x 7' 4" (4.75m x 2.23m)

Electric roller door, power and light, door to lobby.

### EXTERNALLY

#### FRONT GARDEN

Mainly laid to lawn with hedging, flower and shrub borders.



#### REAR GARDEN

The private south westerly facing garden to the rear offers a great deal of seclusion and is larger than average. There is a large paved patio area suitable for outside dining and entertaining, a level lawn area and borders filled with mature flowers, shrubs and trees, there is a greenhouse with a pathway leading to the summerhouse and storage shed, outside tap.

#### DRIVEWAY PARKING

There is driveway parking to the front of the garage.

