

## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and go straight across at the roundabout in to North Street. Take the first turning on the right in to Bryans Close Road and follow the road along which eventually leads into Hungerford Road. Take the first turning on the right in to Ernle Road and the property can be found a short way along.



GROUND FLOOR

1ST FLOOR



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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.

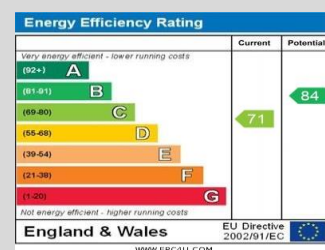
## FINANCIAL ADVICE

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

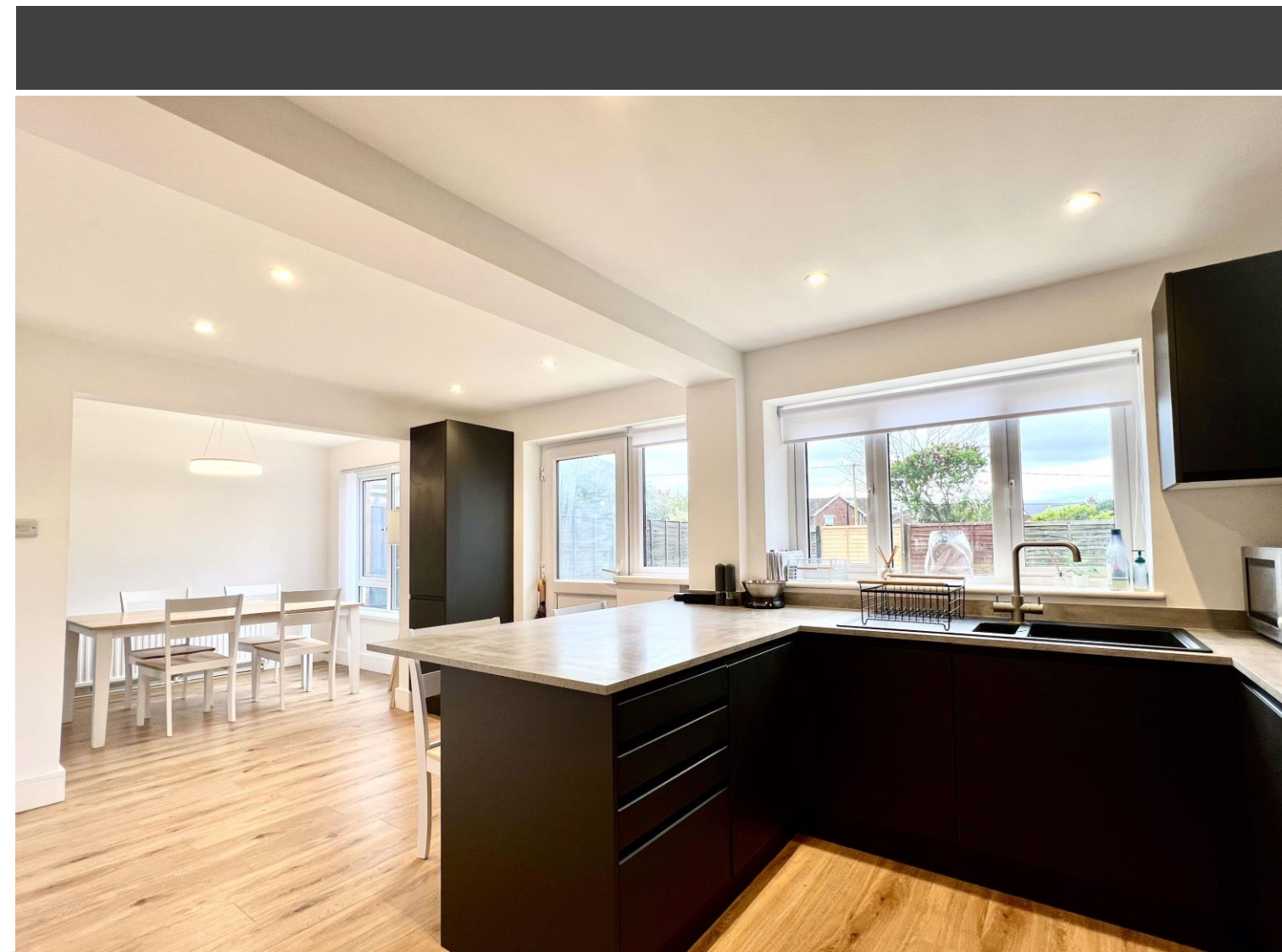
## COUNCIL TAX BAND

The council tax band for this property is band C

## PROPERTY RATING



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6 Ernle Road  
Calne, SN11 9BT

£284,000

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

charles faye  
sales and lettings



## 6 Ernle Road, Calne

A fully refurbished three-bedroom semi-detached home offering ample space and contemporary features. The open-plan layout, connecting the living room, dining room, and stunning kitchen breakfast room, creates a spacious and sociable atmosphere, ideal for both everyday living and entertaining guests. The addition of a utility cloakroom is a practical touch, adding convenience to daily tasks. With three bedrooms, there's flexibility for families or those needing extra space for guests or hobbies. The potential for an en-suite in one of the bedrooms adds value and convenience. A refitted bathroom ensures modern comfort, while driveway parking adds convenience for residents and visitors alike. The good-sized rear garden with a patio offers outdoor space for relaxation and enjoyment, perfect for hosting gatherings or simply enjoying the outdoors. Overall, this property seems to offer a perfect blend of modern amenities, functionality, and outdoor living space, making it an

- **Three Bedroom Semi Detached**
- **Stunning Refitted Breakfast Kitchen**
- **Open Plan Living**
- **Potential For En-Suite**
- **Refurbished Throughout**
- **Utility Cloakroom**
- **Refitted Bathroom**
- **Block Paved Driveway Parking**

### PROPERTY FRONT

Approached via a block paved driveway with pathway leading to upvc entrance door.

### ENTRANCE HALLWAY

New entrance door leading to light and airy entrance hallway, upvc double glazed obscure panels to either side, recessed ceiling lights, radiator, stairs rising to first floor, opening through to living room, laminate flooring.

### LIVING ROOM 11' 6" x 11' 3" (3.50m x 3.43m)

Upvc double glazed window to front, recessed ceiling lights, radiator, television point, under stairs storage to include cupboard and pullout drawers, laminate flooring, open plan to dining area.

### DINING AREA 8' 0" x 7' 1" (2.44m x 2.16m)

Upvc double glazed window overlooking the garden, radiator, laminate flooring, open plan to the stunning kitchen breakfast.



### KITCHEN BREAKFAST ROOM 14' 9" x 12' 9" (4.49m x 3.88m)

Upvc double glazed window to rear, a stunning kitchen to include a modern range of wall, base and floor to ceiling cabinets with work surface over, 1.5 bowl sink unit, up stands, eye level double oven, induction hob, extractor chimney over, integrated fridge freezer, integrated dishwasher, recessed ceiling lights, modern vertical radiator, laminate flooring, door to utility room, double glazed door leading out to garden.

### UTILITY CLOAKROOM 7' 3" x 3' 5" (2.21m x 1.04m)

Upvc double glazed window to side, modern fitted suite comprising close coupled w.c., vanity wash hand basin, housed space with plumbing for washing machine and tumble dryer, recessed ceiling lights, laminate flooring.



### FIRST FLOOR ACCOMMODATION

### LANDING

Loft access with power and light, doors to all bedrooms and family bathroom.

### BEDROOM ONE 15' 1" x 8' 1" (4.59m x 2.46m)

Upvc double glazed window to front, recessed ceiling lights, single built in wardrobe, recess feature offering shelving space, radiator, door to potential en-suite / dressing room, laminate flooring.

### POTENTIAL EN-SUITE/DRESSING ROOM 8' 1" x 5' 3" (2.46m x 1.60m)

Upvc double glazed window to rear, wall mounted boiler, radiator.



### BEDROOM TWO 11' 6" x 10' 11" (3.50m x 3.32m)

Upvc double glazed window to front, recessed ceiling lights, single built in wardrobe, recess adding extra storage space for shelving, radiator, laminate flooring.

### BEDROOM THREE 9' 4" x 7' 6" (2.84m x 2.28m)

Upvc double glazed window to rear, recessed ceiling lights, radiator, laminate flooring.

### FAMILY BATHROOM 6' 7" x 5' 3" (2.01m x 1.60m)

Upvc double glazed obscure window to rear, modern refitted suite comprising close coupled w.c., vanity wash hand basin, panelled bath with shower over and shower screen, tiled surrounds, radiator, vinyl flooring.

### EXTERNALLY

### FRONT GARDEN

The front garden has been laid with shingle, gated access to rear.

### DRIVEWAY PARKING

Block paved driveway suitable for several vehicles.

### REAR GARDEN

The property is situated on a good size plot and is mainly laid to lawn with a good size patio, garden shed, gated access to front.

