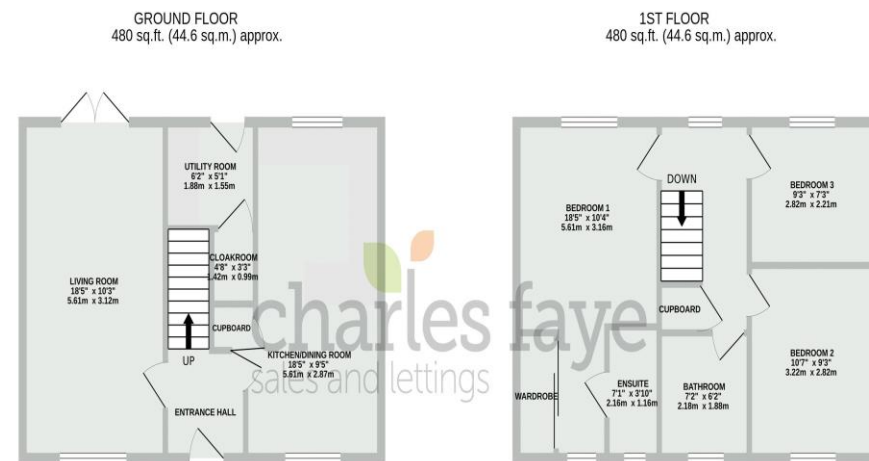


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and bear right at the roundabout on to Oxford Road. Follow the road along for approximately 1 mile and then bear right at the next roundabout in to Sand Pit Road. Go straight over at the next roundabout and Gregor Drive 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.



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.

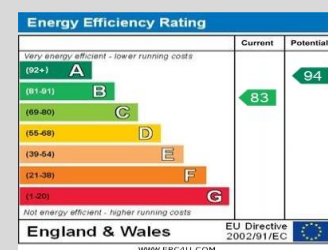
FINANCIAL ADVICE

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



Charles Faye Estate Agents

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Calne

Wiltshire

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18 Gregor Drive
Calne, SN11 8HT

£350,000

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

charles faye
sales and lettings

18 Gregor Drive, Calne

CHAIN FREE! This modern detached house, nestled close to the stunning Wiltshire countryside, offers a blend of contemporary living and natural beauty. The property features a generous living room perfect for relaxing and entertaining. The fitted kitchen comes complete with built-in appliances, making meal preparation a breeze. Upstairs, there are three spacious double bedrooms, including a master bedroom equipped with fitted wardrobes and a luxurious en-suite bathroom. The family bathroom is designed with high-end fixtures, providing a touch of elegance. Outside, the fully enclosed rear garden offers a private space for outdoor activities and relaxation. Additional amenities include a single garage and a driveway, ensuring ample parking and storage. This home combines modern comforts with a picturesque location, ideal for those seeking a serene yet convenient lifestyle.

- **Stunning & Immaculate Detached Property**
- **Separate Utility Room**
- **Three Bedrooms**
- **Driveway & Single Garage**
- **Large, Open-Plan Dining Kitchen**
- **18'5 x 10'3 Living Room**
- **En-Suite And Family Bathroom**
- **Lovely Rear Garden**

PROPERTY FRONT

Steps leading up to entrance door, canopy porch over.

ENTRANCE HALL

Doors to living room and dining kitchen, stairs to first floor landing, radiator, Kardean flooring.

DINING KITCHEN 18' 5" x 9' 5" (5.61m x 2.87m)

Upvc double glazed windows to front and rear with fitted window shutters, stunning modern fitted kitchen offering a comprehensive range of wall and base cabinets with granite worktops over, inset stainless steel sink with mixer tap, granite up stands, integrated double oven, four ring electric hob with stainless steel extractor chimney hood over, integrated dishwasher and fridge/freezer, recessed spot lights, storage cupboard, Karndean flooring, two radiators, door to utility room.

UTILITY ROOM 6' 2" x 5' 1" (1.88m x 1.55m)

Offering base cabinets with worktops over and matching up stands, integrated washing machine, matching wall



cupboard housing central heating boiler, door to cloakroom, Karndean flooring, upvc double glazed door to rear.

GUEST CLOAKROOM 4' 8" x 3' 3" (1.42m x 0.99m)

Fitted with a modern two piece suite comprising close coupled w.c., pedestal wash hand basin with tiled surrounds, Kardean flooring, radiator.

LIVING ROOM 18' 5" x 10' 3" (5.61m x 3.12m)

Upvc double glazed window to front with fitted window shutters, two radiators, television points, Kardean flooring, upvc double glazed French doors to rear.

FIRST FLOOR ACCOMMODATION

LANDING

Upvc double glazed window to rear, loft access, doors to bedrooms and family bathroom, storage cupboard, radiator.



BEDROOM ONE 18' 5" x 10' 4" (5.61m x 3.15m)

Upvc double glazed windows to front and rear with fitted window shutters, fitted wardrobe with sliding mirrored doors, two radiators, door to en-suite.

EN-SUITE 7' 1" x 3' 10" (2.16m x 1.17m)

Upvc double glazed obscure window to front, fitted with a modern three piece suite comprising fully tiled double shower cubicle, close coupled w.c., pedestal wash hand basin. tiled surrounds, heated towel rail, Karndean flooring.

BEDROOM TWO 10' 7" x 9' 3" (3.22m x 2.82m)

Upvc double glazed window to front with fitted window shutters, radiator.

BEDROOM THREE 9' 3" x 7' 6" (2.82m x 2.28m)



Upvc double glazed window to front with fitted window shutters, radiator.

FAMILY BATHROOM 7' 2" x 6' 2" (2.18m x 1.88m)

Upvc double glazed obscure window to front, fitted with a modern three piece suite comprising panelled 'P' shaped bath with shower over, glass shower screen, close coupled w.c., pedestal wash hand basin. tiled surrounds, heated towel rail, Karndean flooring.

EXTERNALLY

FRONT GARDEN

With mature shrubs.

DRIVEWAY

Driveway parking to the front of the garage.

SINGLE DETACHED GARAGE

Single garage with up & over door, power & light, eaves storage.

REAR GARDEN

A delightful rear garden which has been landscaped to provide areas to enjoy and relax. Fully enclosed with stone wall and fence panels, paved and gravel patio adjacent to the property with steps leading up to the raised lawn and paved patio, gravel area to the rear of the garage an ideal space for a garden shed or storage, outside tap, gated access to side.

