

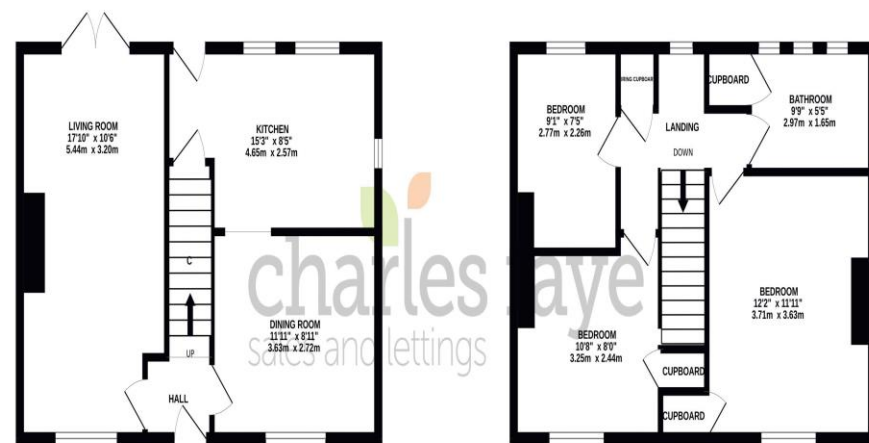
## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street. Go straight across at the roundabout into North Street and take the third turning on the left into North End where the property can be found immediately on the right hand side.



GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 916 sq.ft. (85.1 sq.m.) approx.  
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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.

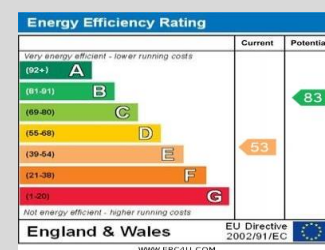
## FINANCIAL ADVICE

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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2 North End  
Calne, SN11 9DQ

£287,500

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

  
charles faye  
sales and lettings

## 2 North End, Calne

This chain-free semi-detached placed on a large plot in a sought-after location close to local amenities and schools and has the potential to extend with the relevant permission. With a larger than average garden, ample driveway parking to the side of the property, recently refitted modern kitchen and bathroom, this is a must see property. The residence is light and spacious throughout, with a generously sized living room measuring approximately 17'10 x 10'6 with wood burning stove and a dining room that seamlessly connects to the 15'3 x 8'5 modern kitchen, providing an ideal layout for modern day living with guest cloakroom off. Upstairs, there are three double bedrooms along with the modern family bathroom offering comfort and convenience. Outside, the property boasts good-sized gardens to the front and rear, predominantly laid to lawn and promising outdoor enjoyment and relaxation. There is a large gravelled gated driveway providing ample parking for numerous vehicles. Planning permission as been applied for for a two story extension. With its potential to extend this property presents an exciting prospect for prospective buyers.

- **CHAIN FREE**
- **Good Size Living Room With Wood Burning Stove**
- **Three Double Bedrooms**
- **Modern Refitted Kitchen**
- **Cloakroom**
- **Refitted Modern Bathroom**
- **Wonderful Garden To Front And Rear**

### PROPERTY FRONT

Gated pathway leading to entrance door with canopy porch over.

### ENTRANCE HALLWAY

Stairs rising to first floor, refitted doors to living room and dining room, wood flooring.

### LIVING ROOM

Upvc double glazed window to front, fireplace with wood burning stove with oak mantle, radiator, television point, upvc double glazed French doors to rear.

### DINING ROOM 11' 11" x 8' 11" (3.63m x 2.72m)

Upvc double glazed window to front, radiator, wood flooring, opening through to kitchen.

### KITCHEN 15' 3" x 8' 5" (4.64m x 2.56m)

Two upvc double glazed windows to rear, modern refitted wall and base cabinets with work surface over, stainless steel sink unit, up stands, eye level electric oven with



microwave above, four ring gas hob, stainless steel extractor hood over, space and plumbing for washing machine, integrated dishwasher, integrated fridge freezer, door to cloakroom, wood flooring, upvc double glazed door to rear garden.

### CLOAKROOM

Fitted suite to include close coupled w.c., wall mounted wash hand basin, tiled splash backs, wood flooring.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Upvc double glazed window to rear, loft access, refitted doors to bedrooms and family bathroom, airing cupboard housing wall mounted boiler

#### BEDROOM ONE 12' 2" x 11' 11" (3.71m x 3.63m)

Upvc double glazed window to front, large single wardrobe, radiator.



#### BEDROOM TWO 10' 8" x 8' 0" (3.25m x 2.44m)

Upvc double glazed window to front, large single wardrobe, radiator.

#### BEDROOM THREE 9' 1" x 7' 5" (2.77m x 2.26m)

Upvc double glazed window to rear, radiator, original cast iron fireplace.

#### FAMILY BATHROOM 9' 9" x 5' 5" (2.97m x 1.65m)

Three upvc double glazed windows to rear, modern refitted white suite to include close coupled w.c., pedestal wash hand basin, panelled bath with shower over and glass screen, tiled surrounds, storage cupboard with refitted door, heated towel rail, recessed spot lights, vinyl flooring.

### EXTERNALLY



### FRONT GARDEN

Laid to lawn with flower and shrub borders.

### DRIVEWAY PARKING

There is a gated gravelled driveway parking to the side of the property for multiple vehicles, gated access to rear.

### REAR GARDEN

This beautiful garden is a lovely addition to this property. There is a good size patio for entertaining, relaxing and promising outdoor enjoyment with flower and shrub borders, mature trees and level lawn areas. There is a large garden shed, an outside tap and gated access to front.

