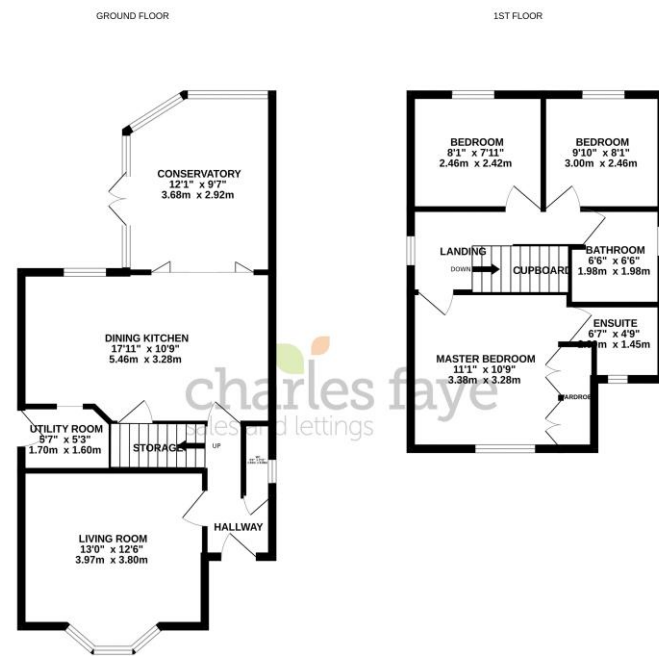


## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and proceed straight across at the roundabout in to North Street. At the next roundabout turn left on to School Road. At the next roundabout go straight across in to Amberley Close and then follow the road taking the 2nd right, continue along and the property can be found a short distance along on the left hand side.



## 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.

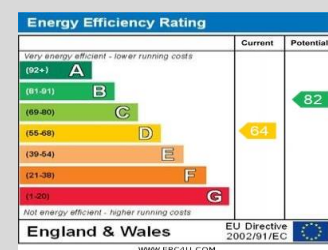
## FINANCIAL ADVICE

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

25 High Street

Calne

Wiltshire

SN11 0BS

01249 822555

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lettings@charlesfaye.co.uk

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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



23 Amberley Close  
Calne, SN11 9UP

£345,000

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

charles faye  
sales and lettings



## 23 Amberley Close, Calne

CHAIN FREE! This modern detached house, nestled close to the stunning Wiltshire countryside, offers light, spacious and well planned accommodation. The property features a generous living room perfect for relaxing and entertaining with feature bay window. The open plan kitchen dining conservatory overlooks the wonderfully maintained garden. Upstairs, there are three spacious bedrooms, including a master bedroom equipped with fitted wardrobes and an en-suite and a family bathroom completes the property. Outside, the fully enclosed well tended rear garden offers a private space for outdoor activities and relaxation with the addition of a summerhouse. Additional amenities include a single garage and a driveway, ensuring ample parking and storage.

- **Detached House**
- **Dining Kitchen**
- **En-Suite To Master Bedroom**
- **Driveway Parking**
- **Close To Local Amenities And Schooling**
- **Conservatory**
- **Pretty Rear Garden With Summer House**

### PROPERTY FRONT

Pathway leading to entrance door with canopy porch over.

### ENTRANCE HALLWAY

Stairs rising to first floor, ceiling coving, doors to living room, guest cloakroom, dining kitchen, radiator, wood flooring.

### LIVING ROOM 13' 0" x 10' 10" (3.96m x 3.30m)

Upvc double glazed bay window to front, ceiling coving, feature fireplace with inset gas fire, two radiators, television point and telephone point.

### DINING KITCHEN 17' 11" x 10' 9" (5.46m x 3.27m)

Upvc double glazed window to rear, fitted with a range of wall and base cabinets, work surface over, stainless steel sink unit, tiled splash backs, built in oven, four ring gas hob with extractor hood over, space and plumbing for dishwasher, tiled flooring, door to utility room, modern vertical radiator, radiator, under stairs storage, tiled floor to kitchen area, wood flooring in dining area, double doors through to conservatory.



### UTILITY ROOM 5' 7" x 5' 3" (1.70m x 1.60m)

Fitted with wall and base cabinets, space and plumbing for washing machine, space for further appliance, housed wall mounted gas boiler, tiled flooring, upvc double glazed door to side.

### CONSERVATORY 12' 1" x 9' 7" (3.68m x 2.92m)

Upvc double glazed French patio doors to side, upvc double glazed windows, modern vertical radiator, wood flooring.

### GUEST CLOAKROOM 5' 0" x 2' 11" (1.52m x 0.89m)

Upvc double glazed window to side, fitted suite comprising close coupled w.c., wall mounted wash hand basin, radiator, wood flooring.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Upvc double glazed window to side, loft access, ceiling coving, doors to bedrooms and family bathroom, door to airing cupboard.



### BEDROOM ONE 11' 1" x 10' 9" (3.38m x 3.27m)

Upvc double glazed window to front, fitted with a range of built in cupboards, radiator, door to en-suite.

### EN-SUITE 6' 7" x 4' 9" (2.01m x 1.45m)

Upvc double glazed obscure window to front, modern suite comprising close coupled w.c., pedestal wash hand basin, fully tiled shower cubicle, tiled surrounds, ladder style heated towel rail, vinyl flooring.

### BEDROOM TWO 9' 10" x 8' 1" (2.99m x 2.46m)

Upvc double glazed window to rear, radiator.

### BEDROOM THREE 8' 1" x 7' 11" (2.46m x 2.41m)

Upvc double glazed window to rear, radiator.

### FAMILY BATHROOM 6' 6" x 6' 6" (1.98m x 1.98m)

Upvc double glazed obscure window to side, fitted suite comprising close coupled w.c., pedestal wash hand basin, Jacuzzi style 'P' shaped panel bath with full power shower, tiled surrounds, radiator, vinyl flooring.



### EXTERNALLY

#### FRONT GARDEN

Laid with slate and mature shrubs.

#### DRIVEWAY PARKING

There is driveway parking to the side of the property for two vehicles.

#### SINGLE GARAGE

Up and over door, eaves storage, power and light, personal door to garden.

#### REAR GARDEN

A delightful well tended rear garden with a good sized paved patio area, mature borders filled with flowers, shrubs and trees, a summerhouse, gated access to front, personal door to garage, outside tap.

