

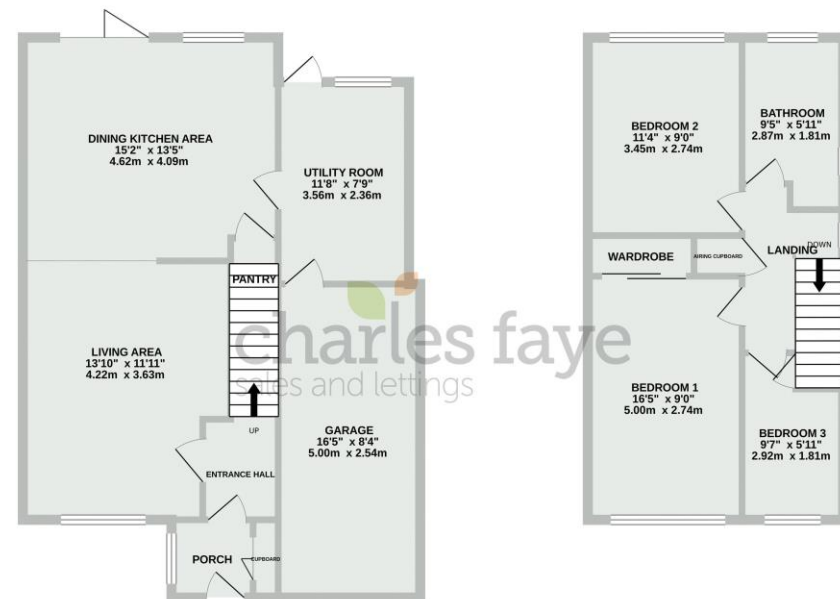
## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and then bear right at the roundabout on to Oxford Road. Go straight across at the next roundabout and take the second turning on the right in to Abberd Way. Take the fourth turning on the left in to Wyvern Avenue then left into Wessex Close where the property can be found right to the end of the cul de sac.



GROUND FLOOR  
691 sq. ft. (64.2 sq.m.) approx.

1ST FLOOR  
421 sq. ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 1112 sq. ft. (103.3 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.

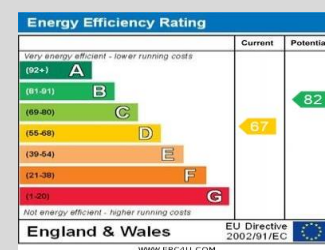
## FINANCIAL ADVICE

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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52 Wessex Close  
Calne, SN11 8NY

£330,000

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

**charles faye**  
sales and lettings



## 52 Wessex Close, Calne

A beautifully presented and updated three-bedroom detached home offering 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 room 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. A modern refitted bathroom ensures modern comfort, while ample driveway parking and single garage adds convenience for residents and visitors alike. The good-sized beautifully maintained 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 attractive option for potential buyers.

- **Detached Property**
- **Open Plan To Ground Floor**
- **Three Bedrooms**
- **Front Garden**
- **Updated Throughout**
- **Stunning Refitted Modern Kitchen**
- **Refitted Modern Family Bathroom**
- **Driveway Parking**

### PROPERTY FRONT

Pathway leading to entrance door.

### ENTRANCE PORCH 4' 6" x 3' 9" (1.37m x 1.14m)

Upvc double glazed windows to front and side, Upvc double glazed front door, door to entrance hall, built in coat/shoe cupboard, laminate flooring.

### ENTRANCE HALL 5' 11" x 4' 6" (1.80m x 1.37m)

Stairs rising to first floor accommodation, doors to open plan living area, radiator with decorative cover, laminate flooring.

### LIVING AREA 13' 10" x 11' 11" (4.21m x 3.63m)

Upvc double glazed window to front, ceiling coving, modern vertical radiator, television point, open plan through to dining kitchen, laminate flooring.

### DINING KITCHEN AREA 15' 2" x 13' 5" (4.62m x 4.09m)

Upvc double glazed window to rear, modern fitted kitchen to include a stunning range of wall, base and floor



to ceiling cabinets with complementary quartz work surfaces over and matching up stands, stainless steel inset bowl sink unit, eye level double oven, two ring induction hob, integrated under counter fridge, integrated dishwasher, large central island unit with quartz surface over, under stairs pantry style storage cupboard, the dining area offers space for a large dining table, modern vertical radiator, upvc double glazed bifold doors to rear, ceiling coving, laminate flooring throughout, door to utility room.

### UTILITY ROOM 11' 8" x 7' 9" (3.55m x 2.36m)

Upvc double glazed window to rear, recessed spotlights, fitted with base units with work surface, stainless steel circular sink unit, tiled splash backs, space and plumbing for washing machine, space for fridge freezer, radiator, door to garage, door to rear, vinyl flooring.



### LANDING

Upvc double glazed window to side, loft access, airing cupboard housing central heating boiler, doors to bedrooms and family bathroom.

### BEDROOM ONE 16' 5" x 9' 0" (5.00m x 2.74m) Into wardrobe

Upvc double glazed window to front, built in wardrobe with sliding mirrored doors, radiator, television point, vinyl flooring.

### BEDROOM TWO 11' 4" x 9' 0" (3.45m x 2.74m)

Upvc double glazed window to rear, radiator.



### BEDROOM THREE 9' 7" x 5' 11" (2.92m x 1.80m)

Upvc double glazed window to front, radiator, built in cupboard.

### FAMILY BATHROOM 9' 5" x 5' 11" (2.87m x 1.80m)

Upvc double glazed windows to side and rear, modern refitted white suite to include corner bath with shower over, vanity wash hand basin, close coupled w.c., tiled surrounds, radiator, tiled flooring.

### EXTERNALLY

#### FRONT GARDEN

Mature hedging, lawn area with mature trees and flower and shrub borders.

#### DRIVEWAY PARKING

Driveway parking for several vehicles leading to the single garage.

#### GARAGE 16' 5" x 8' 4" (5.00m x 2.54m)

Single up and over door, power and light, door to utility room.

#### REAR GARDEN

A beautifully maintained landscaped enclosed rear garden with a southerly aspect. Mostly laid to lawn with decorative patio paving, mature flower, tree and shrub borders, large patio area with veranda garden canopy over, useful side area for bin storage, shed, composter with gated access to front, outside tap.

