

DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear left again at the roundabout on to the A4. Continue along passing through the set of traffic lights and go straight across at the roundabout in to New Road. At the double mini roundabout go straight over heading towards Marlborough. After approximately 1.5 miles you will pass The Talbot public house on the left. Take the next turning on the right in to Stockley lane and the property can be found 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.

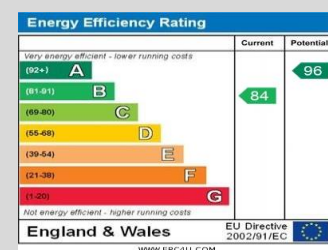
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band C

PROPERTY RATING



Charles Faye Estate Agents

25 High Street

Calne

Wiltshire

SN11 0BS

01249 822555

sales@charlesfaye.co.uk

lettings@charlesfaye.co.uk

www.charlesfaye.co.uk



1 Blacklands Rise
Calne, SN11 0FS

£365,000

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

charles faye
sales and lettings

1 Blacklands Rise, Calne

Placed in a highly regarded development, Blacklands Rise is a well-presented three-bedroom semi-detached home, with a garage and driveway. The home is located in a cul-de-sac with luxury finishing inside and out. Internally the home offers an entrance hall, guest cloakroom, living room and a luxury dining kitchen with granite worktops and integrated appliances. Off the kitchen is the utility cupboard with space for a washing machine and tumble dryer. French doors open from the dining kitchen out to the rear garden. On the first floor, there are three bedrooms, with the master having fitted wardrobes and a modern en-suite, and the modern family bathroom completes the property. Externally the home has a delightful rear garden providing space to enjoy and relax in and the home boasts lovely views towards The White Horse and Monument at Cherhill. There is also a garage and driveway parking. Within a short distance from the home are multiple schools, amenities, and access

- **Three Bedroom Semi Detached**
- **Well Presented**
- **Guest Cloakroom**
- **Open View To Front**
- **Popular Location**
- **Stunning Dining Kitchen**
- **En-Suite To Master Bedroom**
- **Pretty Rear Garden**

PROPERTY FRONT

Pathway leading to entrance door with open porch over.

ENTRANCE HALLWAY

Doors to dining kitchen, living room, guest cloakroom, stairs to first floor accommodation, radiator, under stairs cupboard, vinyl flooring.

DINING KITCHEN 17' 8" x 11' 4" (5.38m x 3.45m)

Upvc double glazed window to rear, modern fitted kitchen with an excellent range of units with granite work surface over, inset stainless steel sink unit, granite up stands, eye level electric oven with microwave oven above, stainless steel four ring gas hob, stainless steel extractor hood over, splash back, integrated fridge/freezer, integrated dishwasher, modern vertical radiator, tiled flooring, upvc double glazed French doors to rear, door to utility cupboard



UTILITY CUPBOARD

A door opens to the utility cupboard where there is plumbing for a washing machine, with space for a tumble dryer on top.

GUEST CLOAKROOM 5' 9" x 2' 10" (1.75m x 0.86m)

Upvc double glazed obscured double glazed window to front, modern fitted suite to include close coupled w.c., semi pedestal wash hand basin, radiator, vinyl flooring.

LIVING ROOM 16' 0" x 10' 8" (4.87m x 3.25m)

Upvc double glazed window to front, freshly painted with a radiator, television point and vinyl flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, radiator, doors to bedrooms, family bathroom, airing cupboard house wall mounted boiler.



BEDROOM ONE 11' 3" x 10' 10" (3.43m x 3.30m)

Upvc double glazed window to front, a range of built in wardrobes, freshly painted with a radiator, television point, and the door to en suite shower room.

EN-SUITE

Modern fitted suite to include close coupled w.c., semi pedestal wash hand basin with vanity mirror above, fully tiled shower cubicle, recessed ceiling lights, tiled surrounds, chrome heated towel rail, tiled flooring.

BEDROOM TWO 11' 8" x 8' 10" (3.55m x 2.69m)

Upvc double glazed window to rear, radiator.

BEDROOM THREE 8' 8" x 8' 6" (2.64m x 2.59m)

Upvc double glazed window to rear, radiator.



FAMILY BATHROOM 6' 6" x 5' 6" (1.98m x 1.68m)

Upvc double glazed obscure decorative feature window to front, modern fitted suite to include close coupled w.c., semi pedestal wash hand basin with vanity mirror above, panelled bath with shower and screen over, tiled surrounds, chrome ladder radiator, tiled flooring.

EXTERNALLY

FRONT GARDEN

Hedging, flowers and shrubs.

DRIVEWAY PARKING

There is driveway parking to the side of the property,

SINGLE GARAGE

With up and over door, power and light.

REAR GARDEN

The property has a pretty fully enclosed South Westerly facing garden. There is a paved patio area leading from the dining kitchen, an ideal area for outside dining. The remainder is laid to lawn with mature flower and shrub borders, there is an area to the rear of the garage ideal for a vegetable plot or garden shed, gated side access to the driveway.

