

DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and at the roundabout go straight over into North Street. Follow this road along and at the roundabout turn right on to Zander Road. Continue along this road passing a green on your right and two greens on your left. This leads in to Buzzard Road where the property can be found a little way along on the right hand side.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

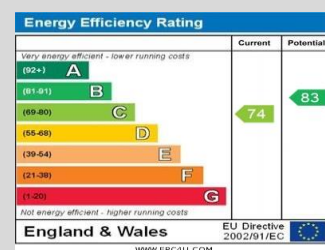
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band

PROPERTY RATING



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34 Buzzard Road
Calne, SN11 9RW

£348,000

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

charles faye
sales and lettings

34 Buzzard Road, Calne

This modern townhouse offers spacious and versatile living across three floors. It features a re-fitted kitchen, perfect for contemporary living, and two reception rooms providing ample space for relaxation and entertaining. The property includes a convenient guest cloakroom on the ground floor. There are four double bedrooms, ensuring plenty of room for family or guests, with the top floor dedicated to a master suite that boasts a dressing area and an en-suite bathroom. Outside, the enclosed rear garden offers a private outdoor space, ideal for leisure activities. Additional highlights include parking for three cars, a single garage for secure storage, and a large wooden shed for extra storage or hobby use.

- **Four Bedroom Townhouse**
- **Modern Refitted Kitchen**
- **Spacious Living Room**
- **Lovely Rear garden**
- **Popular Location**
- **Separate Dining Room**
- **Master Suite with Dressing Area**
- **Driveway Parking**

PROPERTY FRONT

Entrance door with canopy porch over, outside courtesy light.

ENTRANCE HALLWAY

Ceiling coving, stairs rising to first floor, good size storage cupboard, under stairs cupboard, doors to living room, dining room and kitchen, radiator, laminate flooring.

LIVING ROOM 18' 8" x 10' 3" (5.69m x 3.12m)

Upvc double glazed window to front, ceiling coving, feature limestone fireplace with electric fire, two radiators, television point, laminate flooring, upvc double glazed French doors to decked area.

DINING ROOM 11' 6" x 8' 6" (3.50m x 2.59m)

Upvc double glazed window to front, ceiling coving, radiator, laminate flooring.

KITCHEN 11' 8" x 11' 2" (3.55m x 3.40m)

Upvc double glazed window to rear, modern refitted with a range of wall and base cabinets with work surface over, ceramic sink with mixer tap, tiled splash backs, built in double oven, four ring gas hob with stainless steel cooker hood, integrated fridge freezer, space and plumbing for washing machine and dishwasher, space for tumble



dryer, housed newly installed wall mounted gas boiler, radiator, tiled flooring, door to rear lobby.

REAR LOBBY

Radiator, door to guest cloakroom, tiled flooring, part glazed door to rear.

GUEST CLOAKROOM

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

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING

Upvc double glazed windows to front and rear, ceiling coving, doors to bedrooms two, three and four and family bathroom, airing cupboard housing hot water cylinder, two radiators, stairs rising to second floor.

BEDROOM TWO 10' 6" x 9' 6" (3.20m x 2.89m)

Upvc double glazed window to front, radiator.

BEDROOM THREE 12' 11" x 8' 10" (3.93m x 2.69m)

Upvc double glazed window to front, radiator.



BEDROOM FOUR 10' 8" x 7' 0" (3.25m x 2.13m)

Upvc double glazed window to rear, radiator, laminate flooring.

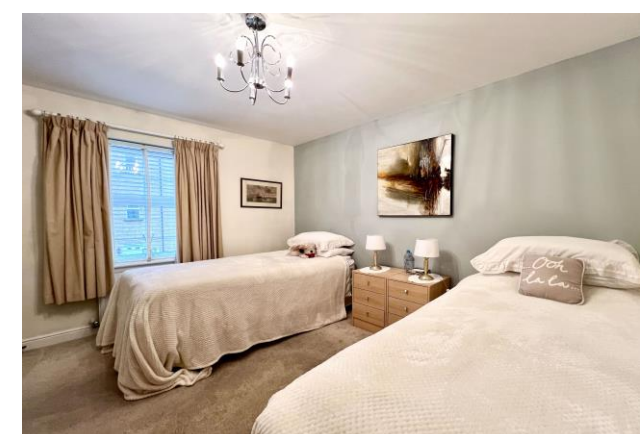
FAMILY BATHROOM

Upvc double glazed obscure window to rear, fitted suite comprising close coupled w.c., pedestal wash hand basin, panelled bath with mixer tap shower over, tiled surrounds, chrome heated towel rail, laminate tiled effect flooring.

SECOND FLOOR ACCOMMODATION

SECOND FLOOR LANDING

Velux window to rear, door to master suite.



MASTER BEDROOM 23' 6" x 17' 1" (7.16m x 5.20m)

Upvc double glazed window to front, velux to rear, three radiators, archway to dressing area fitted with a range of wardrobes, storage cupboard, loft access with ladder and light, door to en-suite.

EN-SUITE

Upvc double glazed obscure window to rear, fitted suite comprising close coupled w.c., pedestal wash hand basin, panelled bath with mixer tap shower over, fully tiled double shower cubicle, tiled surrounds, chrome heated towel rail, radiator, tile effect laminate flooring.

EXTERNALLY

PARKING

Gated driveway parking for three vehicles.

GARAGE

Single garage with up and over door, eaves storage, power & light, rear door with pathway to rear garden.

REAR GARDEN

The rear garden has a south facing aspect and offers a good degree of privacy, mainly laid to lawn with mature flower borders, decked area, pathway leading to gated access to garden shed, storage area and garage.

