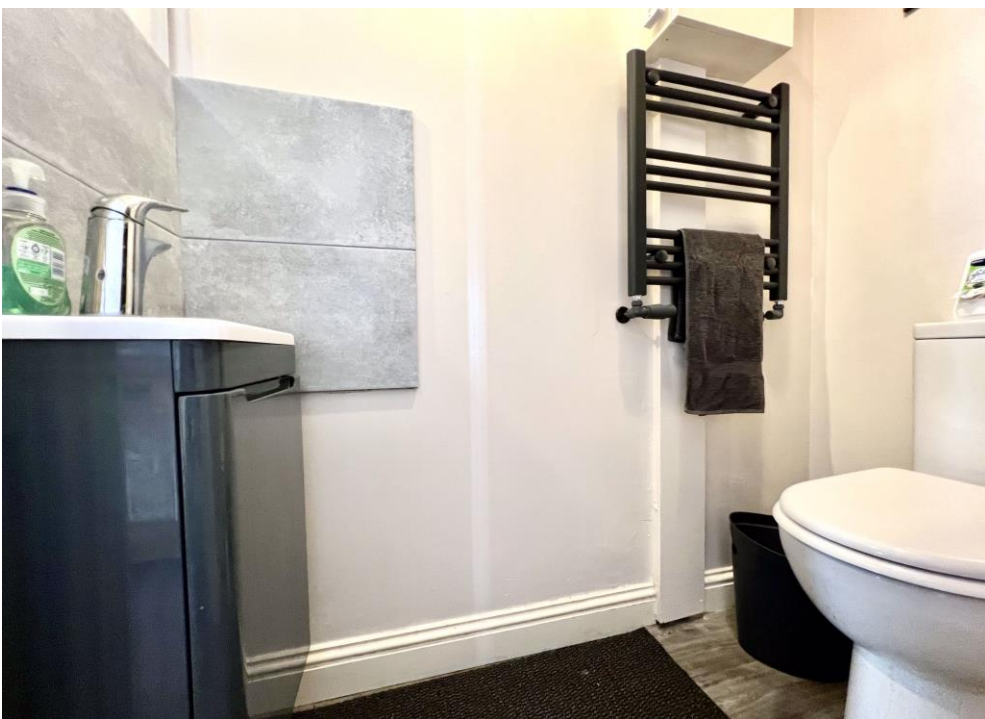


DIRECTIONS TO THE PROPERTY

From our office turn right into Wood Street, then across the roundabout into North Street, continue to the round about and turn left into School Road, take the first right into Isis Close, and the property can be found a little way along on the right 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.

THE GUILD
PROPERTY
PROFESSIONALS

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.

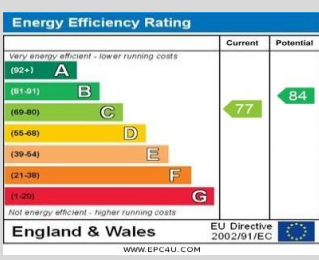
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band F

PROPERTY RATING



Charles Faye Estate Agents
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12 Isis Close
Calne, SN11 9FD

Offers in Excess of £450,000

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

charles faye
sales and lettings

12 Isis Close, Calne

An IMPRESSIVE detached home offering 2203 sq.ft of flexible living, to include four reception rooms, five double bedrooms, refitted cloakroom, en-suites and family bathroom, a secluded rear garden and gated driveway parking for four vehicles. The master bedroom is magnificent in size with a deep walk in wardrobe, dressing area and double shower en-suite. The ground floor boasts a 21 ft living room supported by a large conservatory, a separate dining room, study, guest cloakroom, entrance hall, kitchen breakfast room and a utility room. To the side of the home is the gated drive for multiple vehicles leading to a double detached garage. There is a walled front garden and an enclosed low maintenance rear garden with a large patio. The home is located in a popular area close to schooling and amenities.

- Impressive Three Story Detached House
 - Four Reception Rooms
 - Refitted Cloakroom & Bathroom
 - Two Refitted En-Suites
- 2203 sq.ft Of Flexible Living
 - Kitchen Breakfast Room
 - Five Double Bedrooms
 - Stunning Principal Top Floor Suite

PROPERTY FRONT

Gated pathway leading to entrance door with canopy porch over.

ENTRANCE HALLWAY

Stairs rising to first floor, ceiling coving, doors to living room, dining room, kitchen breakfast room, study, guest cloakroom, under stairs storage cupboard.

LIVING ROOM 21' 3" x 12' 0" (6.47m x 3.65m)

Upvc double glazed window to front, fireplace with inset gas fire, two radiators, television point, bi-fold doors to conservatory.

CONSERVATORY 10' 6" x 9' 7" (3.20m x 2.92m)

Upvc double glazed window to three sides, upvc double glazed French doors to patio, tiled flooring.

GUEST CLOAKROOM 5' 4" x 3' 0" (1.62m x 0.91m)

Modern refitted suite comprising close coupled w.c., vanity wash hand basin, tiled surrounds, modern towel radiator, vinyl flooring.



DINING ROOM 10' 0" x 9' 0" (3.05m x 2.74m)

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

STUDY 9' 9" x 5' 9" (2.97m x 1.75m)

Upvc double glazed window to rear, radiator.

KITCHEN BREAKFAST ROOM 16' 10" x 12' 11" (5.13m x 3.93m) max

Upvc double glazed window to rear, fitted with a range of wall and base cabinets with work surface over, stainless steel sink unit, tiled splash backs, eye level double oven, four ring gas hob, extractor hood over, space and plumbing for dishwasher, space for fridge freezer, door to utility, radiator, upvc double glazed bifold doors opening onto the rear patio.

UTILITY ROOM 7' 2" x 5' 2" (2.18m x 1.57m)

Fitted with a range of wall and base cabinets with work surface over, stainless steel sink, tiled splash backs, space for washing machine and tumble dryer, radiator, tiled flooring, upvc double glazed stable door to side.



FIRST FLOOR LANDING

Stairs rising to second floor, doors to bedrooms two, three, four, and five, family bathroom, airing cupboard.

BEDROOM TWO 12' 4" x 12' 3" (3.76m x 3.73m)

Upvc double glazed window to front, radiator, door to en-suite.

EN-SUITE 6' 1" x 5' 1" (1.85m x 1.55m)

Upvc double glazed obscure window to front, modern re fitted suite comprising close coupled w.c., vanity wash hand basin, fully tiled shower cubicle, tiled walls, heated demisting mirrored cabinet, modern heated towel rail, vinyl flooring.

BEDROOM THREE 12' 7" x 12' 3" (3.83m x 3.73m)

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



BEDROOM FOUR 11' 0" x 8' 8" (3.35m x 2.64m)

Upvc double glazed window to rear, radiator.

BEDROOM FIVE 11' 4" x 8' 8" (3.45m x 2.64m)

Upvc double glazed window to rear, radiator.

FAMILY BATHROOM 8' 10" x 5' 6" (2.69m x 1.68m)

Upvc double glazed obscure window to rear, modern re fitted suite comprising close coupled w.c., vanity wash hand basin, panelled bath, fully tiled shower cubicle, tiled walls, modern heated towel rail, vinyl flooring.

MASTER BEDROOM WITH DRESSING AREA 26' 5" x 13' 6" (8.05m x 4.11m)

This impressive sized master suite has two upvc double glazed windows to front and velux style window to rear, three radiators, 8'2 x 5'6 walk-in wardrobe accessed via double doors fitted with shelving and hanging space, door to en-suite.

EN-SUITE 9' 9" x 6' 10" (2.97m x 2.08m)

Upvc double glazed obscure window to rear, modern re fitted suite comprising close coupled w.c., vanity wash hand basin, fully tiled shower cubicle, tiled surrounds, heated demisting mirrored cabinet, modern heated towel rail, vinyl flooring.

FRONT GARDEN

Walled and gravelled with gated access to the front of the property.

