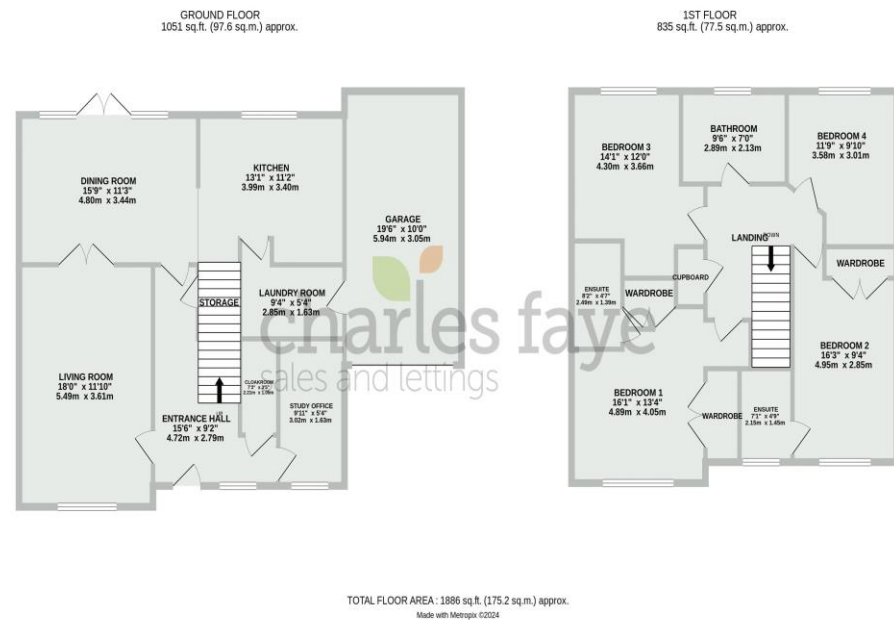


DIRECTIONS TO THE PROPERTY



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.

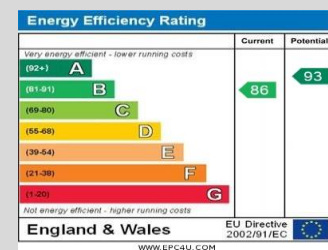
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band F

PROPERTY RATING



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42 Larkspur Drive
Calne, SN11 8GN
£500,000

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



42 Larkspur Drive, Calne

This beautifully presented executive detached home is situated in a highly sought-after location and boasts an array of desirable features. The centerpiece of the house is its spacious kitchen opening into the dining family room, perfect for entertaining or family gatherings. Additionally, there's a dedicated study providing a quiet space for work or study, a laundry room and guest cloakroom complete the ground floor. With four double bedrooms, including two with en-suite shower rooms, there's ample room for a growing family or hosting guests. The property offers rural views to the rear, providing a serene backdrop to everyday life. Practical amenities include a large single garage and double width driveway parking, ensuring convenience for multiple vehicles. Outside, the beautifully landscaped garden offers a tranquil escape, ideal for relaxation or outdoor activities. Overall, this home combines luxury and functionality, offering a comfortable and prestigious lifestyle for its fortunate occupants.

- **Luxury Detached Property**
- **Countryside Views To Rear**
- **Laundry Room And Cloakroom**
- **Two En-suites And Family Bathroom**
- **Stunning Kitchen**
- **Three Reception Rooms**
- **Four Double Bedrooms**
- **Driveway Parking**

PROPERTY FRONT

Pathway leading to entrance door with canopy porch over.

FORMAL ENTRANCE HALL 15' 6" x 9' 2" (4.72m x 2.79m)
Upvc double glazed window to front, stairs rising to first floor accommodation, doors to living room, office study, guest cloakroom, dining room, under stairs storage cupboard, radiator.

OFFICE STUDY 9' 11" x 5' 4" (3.02m x 1.62m)
Upvc double glazed window to front with fitted half shutters, radiator.

GUEST CLOAKROOM 5' 6" x 3' 8" (1.68m x 1.12m)
Modern fitted suite to include close coupled w.c., pedestal wash hand basin, tiled splash backs, radiator, tiled flooring.

LIVING ROOM 18' 0" x 11' 10" (5.48m x 3.60m)
Upvc double glazed window to front with fitted half shutters, two radiators, television point, double doors through to dining room.



DINING FAMILY ROOM 15' 9" x 11' 3" (4.80m x 3.43m)
Two upvc double glazed window panels overlooking the rear garden, radiator, upvc French patio doors to rear garden, large opening through to kitchen, tiled flooring.

KITCHEN 13' 1" x 11' 2" (3.98m x 3.40m)
Upvc double glazed window to rear, modern fitted kitchen to include a range of fitted wall and base units with under counter lighting, work surface over, stainless steel sink unit, up stands, range cooker with five ring gas hob, stainless steel splash back, stainless steel extractor chimney over, built in eye level microwave cooker, integrated dishwasher, integrated fridge freezer, recessed spotlights, tiled flooring, door to laundry room.

LAUNDRY ROOM 9' 6" x 5' 4" (2.89m x 1.62m)
Fitted with a modern range of floor units with work surface over, stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, space for further appliance, tiled flooring, door to garage.

FIRST FLOOR ACCOMMODATION LANDING
Loft access, doors to all bedrooms and family bathroom, airing cupboard housing hot water cylinder, radiator.

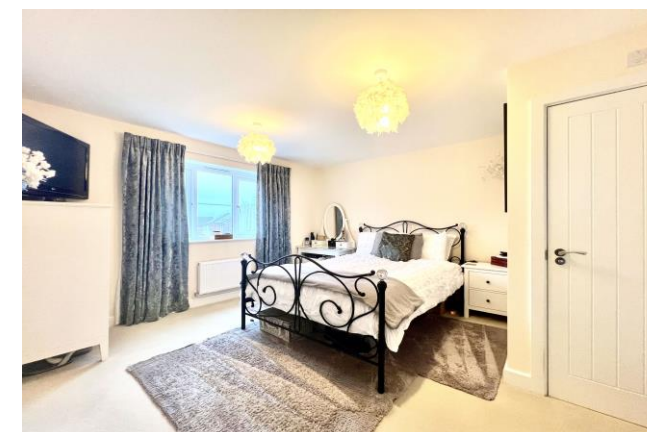


MASTER BEDROOM 15' 7" x 13' 4" (4.75m x 4.06m)
Upvc double glazed window to front, fitted with a range of built in wardrobes, radiator, door to en-suite.

EN-SUITE 8' 2" x 4' 9" (2.49m x 1.45m)
Upvc double glazed window to side, modern fitted suite to include close coupled w.c., pedestal wash hand basin, large fully tiled walk in shower cubicle, tiled surrounds, recessed spotlights, chrome heated towel rail, tiled flooring.

BEDROOM TWO 12' 11" x 9' 10" (3.93m x 2.99m)
Upvc double glazed window to front, fitted with a range of built in wardrobes, radiator, door to en-suite.

EN-SUITE 7' 0" x 4' 9" (2.13m x 1.45m)
Upvc double glazed window to front, modern fitted suite to include close coupled w.c., pedestal wash hand basin, tiled surrounds, large fully tiled walkin shower cubicle, recessed flooring, chrome towel rail, tiled flooring.,



BEDROOM THREE 14' 5" x 12' 0" (4.39m x 3.65m)
Upvc double glazed window to rear, recess space for wardrobe, radiator.

BEDROOM FOUR 11' 9" x 9' 10" (3.58m x 2.99m)
Upvc double glazed window to rear, radiator.

FAMILY BATHROOM 9' 6" x 7' 0" (2.89m x 2.13m)
Upvc double glazed window to rear, modern fitted suite to include close coupled w.c., pedestal wash hand basin, tiled surrounds, panelled bath, fully tiled shower cubicle, recessed spotlights, chrome heated towel radiator, tiled flooring.

EXTERNALLY

FRONT GARDEN

Laid to lawn with and array of shrubs, partly enclosed with decorative fencing.

DRIVEWAY PARKING

Double width driveway parking to the front of the garage.

LARGE SINGLE GARAGE 19' 2" x 10' 0" (5.84m x 3.05m)
Up and over door, power and light, wall mounted boiler, door to laundry room.

REAR GARDEN

The property features a stunning larger than average garden with countryside to the rear. Enclosed by fencing panels for privacy with a good patio area, offering outdoor relaxation, complemented by flowers, shrubs and trees. Gated side access ensures convenience and security, completing the charming outdoor space.

