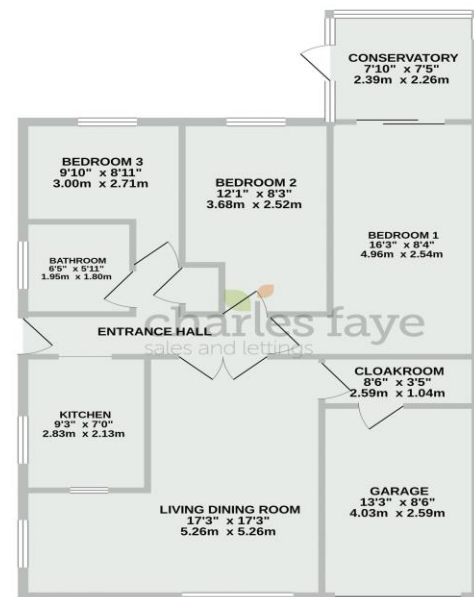


DIRECTIONS TO THE PROPERTY



GROUND FLOOR
897 sq.ft. (83.3 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.
Made with Metaphor 02024

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.

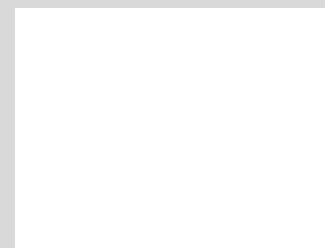
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band **D**

PROPERTY RATING



Charles Faye Estate Agents
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www.charlesfaye.co.uk



146 Lansdowne Crescent
Calne, SN11 9NU

£425,000

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


charles faye
sales and lettings

146 Lansdowne Crescent, Calne

A well presented detached bungalow in the picturesque village of Derry Hill. This wonderful three-bedroom bungalow offers a perfect blend of comfort and convenience. The spacious property includes a large living dining room, a well planned kitchen, a guest cloakroom, a light and spacious master bedroom with ample storage and the addition of a bright and airy conservatory off overlooking the beautiful rear garden. There is driveway parking, a single garage and pretty garden to the front.

- **Three Bedroom Bungalow**
- **Well Presented Throughout**
- **Cloakroom**
- **Driveway Parking**
- **Popular Village Location**
- **Living Dining Room**
- **Conservatory**
- **Single Garage**

PROPERTY FRONT

Pathway leading to the side of the property where the entrance door is located.

ENTRANCE HALLWAY

Loft access, doors to kitchen, bedrooms, bathroom, double glazed doors to living dining room, storage cupboard, radiator, tiled flooring.

KITCHEN 9' 3" x 7' 0" (2.82m x 2.13m)

Upvc double glazed window to side, modern fitted kitchen to include wall and base units with work surface over, stainless steel sink unit, tiled splash backs, eye level oven, electric hob with extractor hood over, space and plumbing for dishwasher and washing machine, space for fridge freezer, serving hatch, tiled flooring.



LIVING DINING ROOM 17' 3" x 17' 3" (5.25m x 5.25m) `L` Shaped

Upvc double glazed large window to front, upvc double glazed window to side, ceiling coving, two radiators, television point, door to cloakroom.

CLOAKROOM 8' 3" x 3' 5" (2.51m x 1.04m)

Fitted suite to include close coupled w.c., vanity wash hand basin, ladder towel rail, tiled flooring, door to garage.

BEDROOM ONE 16' 3" x 8' 3" (4.95m x 2.51m)

Fitted with a range of wardrobes, ceiling coving, radiator, upvc double glazed sliding patio doors to conservatory.

CONSERVATORY 7' 10" x 7' 5" (2.39m x 2.26m)

Upvc and brick construction with lovely views out to the garden, door to side, tiled flooring.



BEDROOM TWO 12' 1" x 8' 3" (3.68m x 2.51m)

Upvc double glazed window overlooking the rear garden, ceiling coving, radiator.

BEDROOM THREE 9' 10" x 8' 11" (2.99m x 2.72m) `L` Shaped

Upvc double glazed window overlooking the rear garden, ceiling coving, radiator.

BATHROOM 6' 5" x 5' 11" (1.95m x 1.80m)

Upvc double glazed window to side, fitted suite to include, concealed cistern close coupled w.c., vanity wash hand basin, panelled bath with shower over, shower screen, fully tiled walls, radiator, tiled flooring.



EXTERNALLY

FRONT GARDEN

Laid to lawn with mature borders with flowers, shrubs and trees, gated pathway to rear.

DRIVEWAY PARKING

Driveway parking for one vehicle to the front of the garage.

GARAGE 13' 3" x 8' 6" (4.04m x 2.59m)

Up and over door, power and light, door to guest cloakroom.

REAR GARDEN

A lovely rear garden providing space to enjoy and relax, laid to lawn, with decking, filled borders with an abundance of flowers, shrubs and trees, wooden shed, gated path to front.

