

DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and at the roundabout bear right on to Oxford Road. Follow this road along until you reach the next roundabout. Turn right on to Sand Pit Road and take the second right into the new development Hercules Drive. Turn right again at T junction following Hercules Road round and take 2nd Right into Hastings Drive, follow the road along which leads into Comet Crescent where the property can be found on the right hand side indicated by the 'For Sale' board.



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.

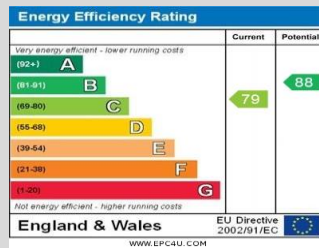
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band E

PROPERTY RATING



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20 Comet Crescent
Calne, SN11 8FT

£425,000

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

charles faye
sales and lettings

20 Comet Crescent, Calne

CHAIN FREE! This modern detached house offers spacious family living, featuring two bright reception rooms and a large dining kitchen equipped with integrated appliances. A separate utility room provides additional storage, while a convenient cloakroom is located on the ground floor. The property includes four bedrooms, two of which come with fitted wardrobes. The principal bedroom benefits from an en-suite bathroom, while the remaining rooms share a well-appointed family bathroom. The home enjoys a scenic location overlooking a green area, adding to its peaceful ambiance. Outside, the enclosed rear garden offers a private outdoor space, perfect for relaxing or entertaining. A single garage provides secure parking, alongside a driveway with space for several vehicles, offering ample parking options.

- **Modern Detached House**
 - **Dining Kitchen with Integrated Appliances**
 - **Four Bedrooms**
 - **Family Bathroom**
- **Two Reception Rooms**
 - **Utility Room & Cloakroom**
 - **Principal Bedroom with En-suite**
 - **Enclosed Rear Garden**

PROPERTY FRONT

Steps up to composite door and outside courtesy light.

ENTRANCE HALLWAY

Stairs rising to first floor, understairs storage cupboard and recessed storage area, radiator, vinyl tiled flooring, doors to living room, dining room, dining kitchen and guest cloakroom.

LIVING ROOM 15' 10" x 10' 8" (4.82m x 3.25m)

Upvc double glazed window to front and upvc double glazed French doors to rear, television and satellite points, telephone point, radiator.

FAMILY ROOM 11' 11" x 8' 11" (3.63m x 2.72m)

Two upvc double glazed windows to front and side, television point, radiator, vinyl tiled flooring.

GUEST CLOAKROOM

Modern suite comprising close coupled w.c., wall mounted half pedestal wash hand basin with tiled splash back, radiator, vinyl tiled flooring.



DINING KITCHEN 14' 11" x 12' 10" (4.54m x 3.91m)

A great size room with ample space for table and chairs. Two upvc double glazed windows to side, fitted wall and base cabinets with complementary work surface over and upstands, stainless steel 1.5 bowl sink unit, stainless steel 4 ring gas hob with stainless steel extractor hood over and matching splash back, integrated dishwasher and fridge freezer, television point, radiator, vinyl tiled flooring, door to utility room and upvc large sliding doors to patio area.

UTILITY ROOM

Space and plumbing for two appliances under work surface with matching upstand, extractor fan, vinyl tiled flooring.

LANDING

Upvc double glazed window to side, loft access, airing cupboard housing gas boiler and hot water tank. Doors to all first floor accommodation.



PRINCIPAL BEDROOM 12' 11" x 9' 2" (3.93m x 2.79m)

Upvc double glazed dual aspect windows to both sides, fitted wardrobes, television and telephone point, radiator, door to en-suite shower room.

EN-SUITE SHOWER ROOM 6' 9" x 3' 8" (2.06m x 1.12m)

Upvc double glazed obscure window to side, fitted suite comprising close coupled w.c., wall mounted half pedestal wash hand basin with mirror over, shaver point, fully tiled shower enclosure, chrome ladder radiator, vinyl tiled flooring.

BEDROOM TWO 11' 0" x 8' 10" (3.35m x 2.69m)

Upvc double glazed dual aspect windows to front and side, fitted wardrobes, television point, radiator.

BEDROOM THREE 10' 3" x 7' 9" (3.12m x 2.36m)

Upvc double glazed window to rear, radiator.



BEDROOM FOUR 8' 11" x 7' 9" (2.72m x 2.36m)

Upvc double glazed window to front, radiator.

FAMILY BATHROOM 7' 9" x 5' 9" (2.36m x 1.75m)

Upvc double glazed obscure window to front, fitted suite comprising close coupled w.c., wall mounted half pedestal wash hand basin, panelled bath with shower over and glass screen, tiled surrounds, chrome ladder radiator, vinyl tiled flooring.

DRIVEWAY

Driveway parking suitable for several vehicles.

SINGLE GARAGE

With an electric roller door, power and light, useful eaves storage.

REAR GARDEN

The garden is fully enclosed, providing privacy and security. It features a paved patio area, ideal for outdoor seating or dining, along with raised borders planted with a variety of shrubs. A lawn area offers additional outdoor space, perfect for relaxation or play. The garden also includes an outside tap for easy watering, a storage shed, and gated access leading to the driveway.

MAINTENANCE CHARGES

There is an annual charge of approximately £157.00 payable to Anthem Management for the upkeep of the outdoor spaces on the estate.

