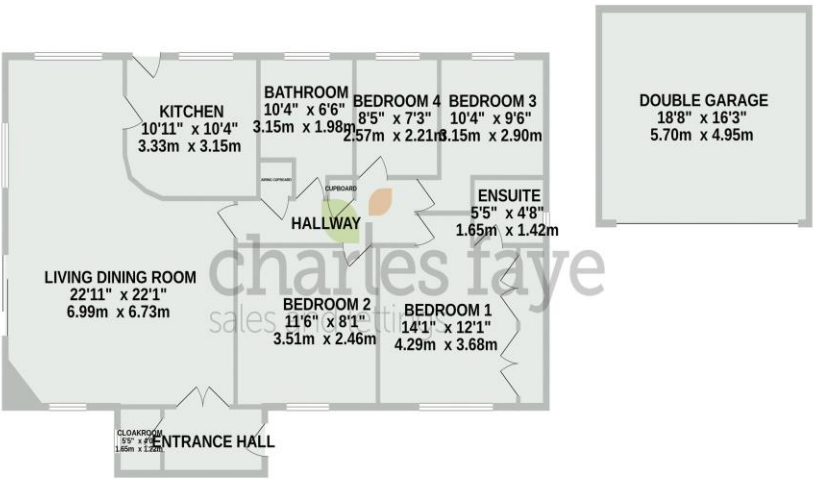


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to The Square and then bear right at the roundabout on to Curzon Street. Continue along and pass St Mary's school on the right, take the next turning on the left into Savernake Drive and then first right into Sarum Way. Turn right into Longbarrow Road and then first left into Keevil Avenue and then the second right into the cul-de-sac where the property can be found a little way along on the left hand side.



GROUND FLOOR  
1640 sq.ft. (152.3 sq.m.) approx.



TOTAL FLOOR AREA : 1640 sq.ft. (152.3 sq.m.) approx.  
Made with Metropix 62024

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.

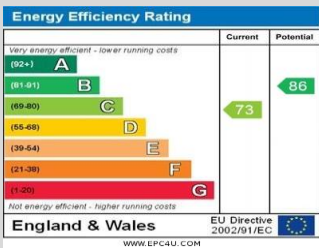
FINANCIAL ADVICE

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



Charles Faye Estate Agents  
25 High Street  
Calne  
Wiltshire  
SN11 0BS  
01249 822555  
sales@charlesfaye.co.uk  
lettings@charlesfaye.co.uk  
www.charlesfaye.co.uk



9 Keevil Avenue  
Calne, SN11 0JN

£475,000

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

charles faye  
sales and lettings



This delightful 4 bedroom detached bungalow is nestled in the sought after Curzon Park development, offering both tranquility and convenience with stunning countryside views to the rear and boasting a spacious and impeccably landscaped garden, brimming with lush foliage and vibrant blooms. Bordering open farmland the property has been enhanced by the current owners, including a light and spacious L-shaped living dining room that's perfect for relaxation or entertaining. The home also features a modern kitchen, guest cloakroom, and the four generously sized double bedrooms provide ample space with the principle bedroom including a range of built in wardrobes and en-suite shower room. Practicality meets convenience with driveway parking and a double garage equipped with an up and over door and door to the rear garden. This impeccably maintained bungalow offers the ideal blend of comfort and contemporary living in a highly sought after location. Viewing essential.

- **Four Bedroom Detached Bungalow**
  - **Stunning Countryside Views**
  - **Spacious Kitchen**
  - **Beautifully Maintained Gardens To Side &**
- **Secluded Location**
  - **Light & Spacious Living Accommodation**
  - **Principle Bedroom with En Suite**
  - **Driveway Parking & Double Garage**

PROPERTY FRONT

Driveway leading to entrance door.

ENTRANCE PORCH 8' 6" x 5' 5" (2.59m x 1.65m)

Upvc double glazed panels each side of the entrance door, radiator, double doors to open plan living dining room, door to cloakroom.

GUEST CLOAKROOM 5' 5" x 4' 0" (1.65m x 1.22m)

Upvc double glazed obscure window to side, modern suite to include, close coupled w.c., pedestal wash hand basin, tiled splash backs, recessed spotlights, radiator, vinyl flooring.

LIVING DINING ROOM 22' 11" x 22' 1" (6.98m x 6.73m)

Upvc double glazed windows to front, side and rear, two radiators, television point, fireplace with inset electric fire, doors to kitchen and inner hallway, upvc double glazed sliding patio door to the garden with stunning countryside views



KITCHEN 10' 11" x 10' 4" (3.32m x 3.15m)

Upvc double glazed window to rear, modern refitted wall and base cabinets with work surface over, stainless steel sink unit, tiled surrounds, built in eye level electric double oven, 4 ring gas hob with stainless steel extractor chimney hood over, space for under counter fridge and freezer, space and plumbing for washing machine, recessed spot lights, radiator, vinyl flooring, upvc double glazed door to rear garden.

INNER HALLWAY

Loft access, airing cupboard housing wall mounted boiler, storage cupboard, doors to all bedrooms and bathroom.

BEDROOM ONE 14' 1" x 12' 1" (4.29m x 3.68m)

Upvc double glazed window to front, fitted with a range of built in wardrobes, radiator, door to en-suite.



EN-SUITE 5' 5" x 4' 8" (1.65m x 1.42m)

Upvc double glazed obscure window to side, modern suite to include, close coupled w.c., pedestal wash hand basin, large corner shower cubicle, tiled surrounds, recessed spot lights, radiator, vinyl flooring.

BEDROOM TWO 11' 6" x 8' 11" (3.50m x 2.72m)

Upvc double glazed window to front, radiator.

BEDROOM THREE 10' 4" x 9' 6" (3.15m x 2.89m)

Upvc double glazed window to rear, radiator.

BEDROOM FOUR 8' 5" x 7' 3" (2.56m x 2.21m)

Upvc double glazed window to rear, radiator.



BATHROOM 10' 4" x 6' 6" (3.15m x 1.98m)

Upvc double glazed obscure window to rear, modern suite to include, close coupled w.c., pedestal wash hand basin, panelled bath with shower over, shower screen, recessed spot lights, radiator, tiled surrounds, vinyl flooring.

EXTERNALLY

DRIVEWAY PARKING

There is driveway parking to the front of the property providing parking for several vehicles.

DOUBLE GARAGE 18' 8" x 16' 3" (5.69m x 4.95m)

Up and over door, eaves storage, power and light, personal door to rear garden.

SIDE AND REAR GARDENS

Undoubtedly a major feature of the property and a must for any keen gardener is this secluded and fully enclosed gardens with far reaching views across farm land to the rear. The well planed garden is filled with an abundance of flowers, shrubs and trees and is divided into areas to include a large patio with steps down to a good size level lawn, a pergola, a greenhouse, an area with raised beds and two gated side access to front of property.

