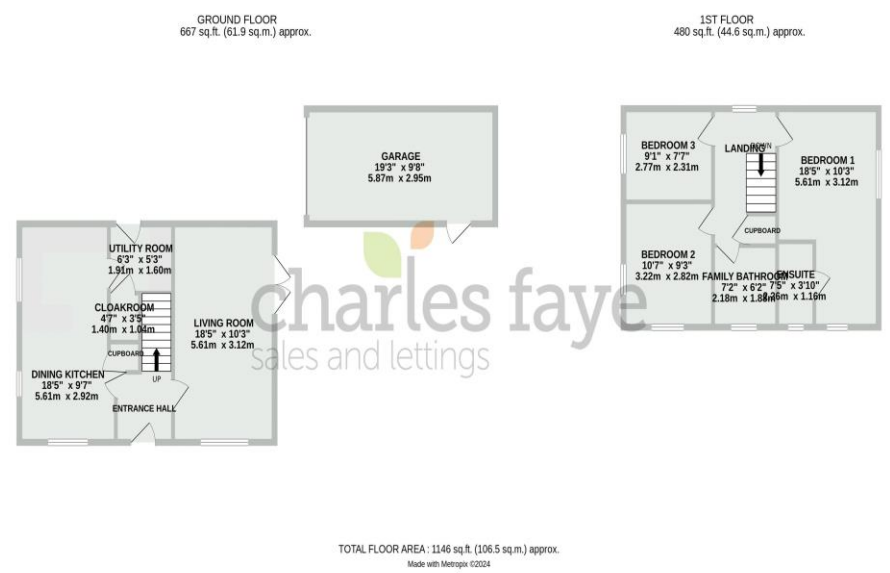


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and bear right at the roundabout on to Oxford Road. Follow the road along for approximately 1 mile and then bear right at the next roundabout in to Sand Pit Road. Go straight over at the next roundabout and Gregor Drive 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.

VIEW ONLINE

CHARLES FAYE

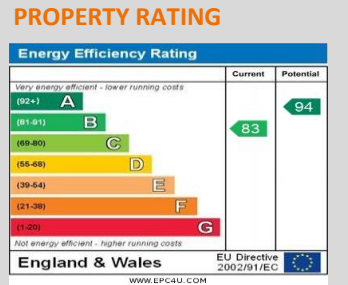
Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

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**



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25 Gregor Drive
Calne, SN11 8HT
£340,000

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



25 Gregor Drive, Calne

A modern detached house, nestled close to the stunning Wiltshire countryside, offering a blend of contemporary living and natural beauty. The property features a generous living room, modern fitted dining kitchen complete with built-in appliances, making meal preparation a breeze, a useful utility room and guest cloakroom. Upstairs, there are three spacious bedrooms, including a principal bedroom with a luxurious en-suite shower room. The family bathroom completes the first floor. Outside, the fully enclosed rear garden offers a private space for outdoor activities and relaxation. Additional amenities include a single garage and a driveway, ensuring ample parking and storage. This home combines modern comforts with a picturesque location, ideal for those seeking a serene yet convenient lifestyle

- Detached Property
 - Separate Utility Room
 - 18'5 x 10'3 Living Room
 - En-Suite And Family Bathroom
- Large Open Plan Dining Kitchen
 - Guest Cloakroom
 - Three Bedrooms
 - Driveway & Single Garage

PROPERTY FRONT

Pathway leading to entrance door, canopy porch over.

ENTRANCE HALLWAY

Doors to living room and dining kitchen, stairs to first floor landing, radiator.

DINING KITCHEN 18' 5" x 9' 7" (5.61m x 2.92m)

Three upvc double glazed windows to front and side, modern fitted kitchen offering a comprehensive range of wall and base cabinets with worktops over and matching upstands, inset stainless steel sink, integrated oven, four ring gas hob with stainless steel extractor chimney hood over, integrated dishwasher and fridge freezer, storage cupboard, vinyl flooring, two radiators, door to utility room.



UTILITY ROOM 6' 3" x 5' 3" (1.90m x 1.60m)

Offering base cabinets with worktops over and matching upstands, space and plumbing for washing machine, wall mounted central heating boiler, radiator, door to guest cloakroom, vinyl flooring, upvc double glazed door to side.

GUEST CLOAKROOM 4' 7" x 3' 3" (1.40m x 0.99m)

Fitted with a modern two piece suite comprising close coupled w.c., pedestal wash hand basin with tiled surrounds, vinyl flooring, radiator.

LIVING ROOM 18' 5" x 10' 3" (5.61m x 3.12m)

Upvc double glazed window to front, two radiators, television points, upvc double glazed French doors to side.

LANDING

Upvc double glazed window to rear, loft access, doors to bedrooms and family bathroom, storage cupboard, radiator.



BEDROOM ONE 18' 5" x 10' 3" (5.61m x 3.12m)

Upvc double glazed windows to front and side, two radiators, door to en-suite.

EN-SUITE 7' 5" x 3' 10" (2.26m x 1.17m)

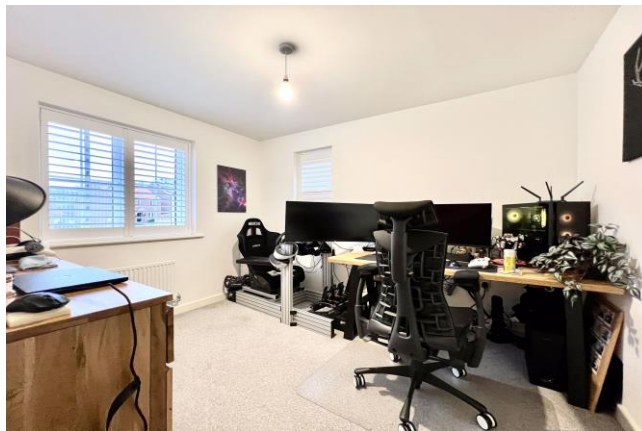
Upvc double glazed obscure window to front, fitted with a modern suite comprising fully tiled double shower cubicle, close coupled w.c., pedestal wash hand basin. tiled surrounds, heated towel rail, vinyl flooring.

BEDROOM TWO 10' 7" x 9' 1" (3.22m x 2.77m)

Upvc double glazed window to front and side, radiator.

BEDROOM THREE 9' 1" x 7' 7" (2.77m x 2.31m)

Upvc double glazed window to front, radiator.



FAMILY BATHROOM 7' 1" x 6' 1" (2.16m x 1.85m)

Upvc double glazed obscure window to front, fitted with a modern suite comprising panelled bath, close coupled w.c., pedestal wash hand basin. tiled surrounds, heated towel rail, vinyl flooring.

EXTERNALLY

FRONT GARDEN

Enclosed with brick wall.

DRIVEWAY

Driveway parking to the front of the garage.

SINGLE GARAGE 19' 3" x 9' 8" (5.86m x 2.94m)

Single garage with up & over door, power & light, eaves storage, personal door to garden.

REAR GARDEN

A delightful rear garden which has been mainly laid to lawn with areas to enjoy and relax. Fully enclosed with stone wall and fence panels, paved patio with wooden pergola over and gravel pathway leading to personal door to garage, gravel area to the rear of the garage, outside tap, gated access to driveway.

