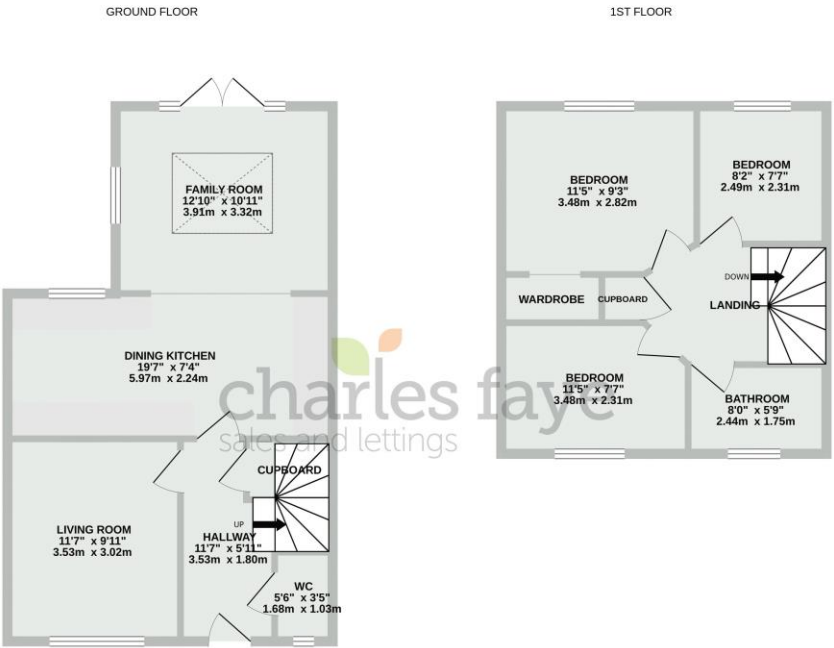


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then turn right at the roundabout on to Curzon Street. At the next roundabout turn right on to Greenacres Way and take the second turning right into Honeysuckle Close. At the mini roundabout keep to the left which leads into Poppy Close. At the T junction turn left and the property can be found a little way along 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.

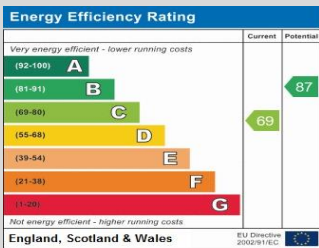
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band C

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



16 Poppy Close  
Calne, SN11 9TD

£298,000

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

charles faye  
sales and lettings



16 Poppy Close, Calne

Set in a desirable residential neighborhood, this home combines contemporary style with practical living. Located in the sought-after Lansdowne Park area, this modern three-bedroom semi-detached property offers a spacious and stylish living environment. The home benefits from an extension to the kitchen, creating a bright and inviting family room with a stunning large flat roof lantern window, a perfect area for gatherings and everyday living. A guest cloakroom adds convenience on the ground floor, while the separate living room provides a cozy retreat. Upstairs, there are three well-proportioned bedrooms, ideal for families or professionals, along with a modern family bathroom. The property also features driveway parking and a single garage, ensuring ample space for vehicles and storage. Ideal for families or those looking to settle in a popular community, this property offers comfort, convenience, and modern living in a prime location.

- Semi Detached House
  - Stunning Kitchen Dining Family Room
  - Guest Cloakroom
  - Driveway Parking
- Extended And Updated
  - Newly Fitted Kitchen
  - Three Good Size Bedrooms
  - Single Garage

PROPERTY FRONT

Pathway leading to entrance door with canopied porch over and outside courtesy light.

**ENTRANCE HALLWAY** 11' 7" x 5' 11" (3.53m x 1.80m)  
Ceiling coving, stairs rising to first floor and doors to living room, kitchen dining family room, cloakroom, under stairs storage, modern vertical radiator, laminate flooring.

**GUEST CLOAKROOM** 5' 6" x 3' 5" (1.68m x 1.04m)  
Upvc double glazed obscure window to front, fitted suite to include close coupled w.c., wall mounted corner sink with tiled splash backs, chrome radiator, laminate flooring.

**LIVING ROOM** 11' 7" x 9' 11" (3.53m x 3.02m)  
Upvc double glazed window to front, television and telephone point, radiator, laminate flooring.



**KITCHEN DINING FAMILY ROOM** 19' 7" x 19' 4" (5.96m x 5.89m)  
An amazing spacious and inviting kitchen dining family room, perfect for gatherings and everyday living. Upvc double glazed windows to side and rear, large flat roof lantern window, modern fitted kitchen to include floor to ceiling and wall and base cabinets with work surface over, inset stainless steel sink with mixer tap, up stands, eye level built in single oven and separate microwave above, 4 ring electric hob with chimney extractor over, space and plumbing for washing machine and dishwasher, space for American fridge freezer, housed wall mounted boiler, two modern vertical radiators, upvc double glazed French door out to the garden, laminate flooring throughout.

FIRST FLOOR ACCOMMODATION

**LANDING**  
Access to partially boarded loft space, airing cupboard, doors to bedrooms and family bathroom.



**BEDROOM ONE** 11' 5" x 9' 3" (3.48m x 2.82m)  
Upvc double glazed window to front, walk in double wardrobe, television point, radiator.

**BEDROOM TWO** 11' 5" x 7' 7" (3.48m x 2.31m)  
Upvc double glazed window to front, radiator.

**BEDROOM THREE** 8' 2" x 7' 7" (2.49m x 2.31m)  
Upvc double glazed window to rear, radiator.

**FAMILY BATHROOM** 8' 1" x 5' 9" (2.46m x 1.75m)  
Upvc double glazed obscure window to front, modern fitted suite to include close coupled w.c., pedestal wash hand basin, panelled bath with electric double head shower over, tiled surrounds, radiator, vinyl tiled effect flooring.



EXTERNALLY

**FRONT GARDEN**  
Laid with decorative gravel and inset shrubs.

**DRIVEWAY AND GARAGE**  
Gated tarmac driveway offering space for bin storage and parking for 2/3 cars, access to garage with up and over door, power and light.

**REAR GARDEN**  
A private and enclosed rear garden with a decked patio area for entertaining, access to side driveway and personal door to garage.

