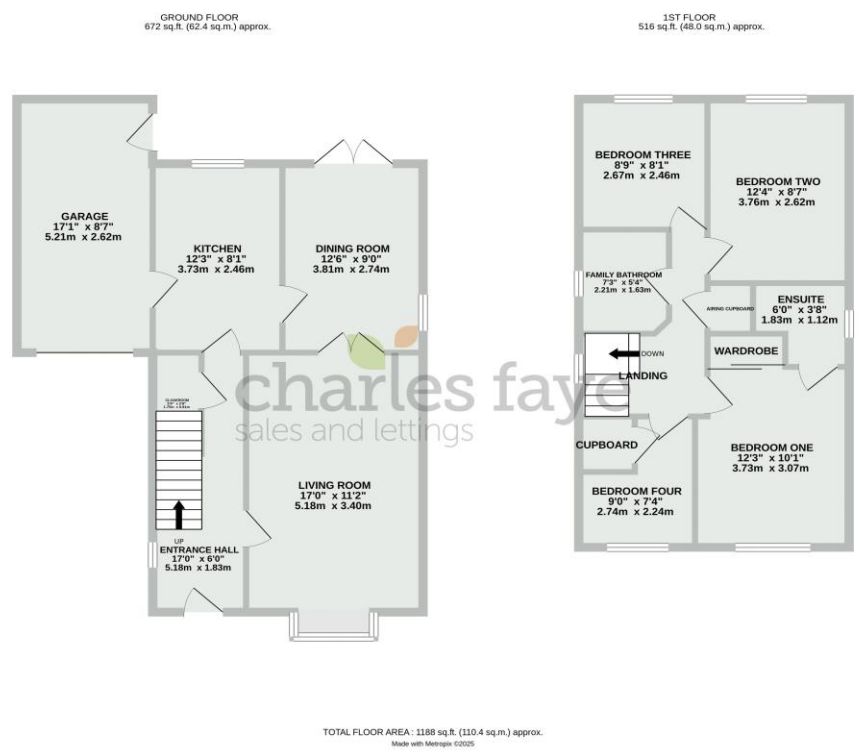


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square. At the roundabout turn left on to the A4 and follow this road along going through the set of traffic lights. Go straight across at the next roundabout and then straight over at the double mini roundabout heading towards Marlborough. Continue along this road for approximately 1 mile passing the Talbot public house on the left and take the next right into Stockley Lane and then first right in to Ebor Gardens where the property can be found a little way along on the left 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.



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.

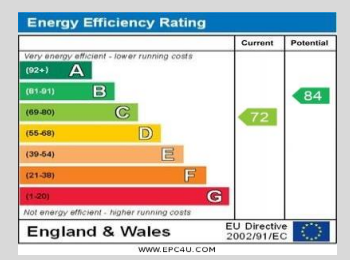
FINANCIAL ADVICE

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



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



4 Ebor Gardens
Calne, SN11 0AJ
£415,000

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



4 Ebor Gardens, Calne

CHAIN FREE! A delightful home placed within a cul-de-sac and located in a desirable area of the town within walking distance of local schools, amenities and open countryside. Improved over the years, the home offer light and spacious accommodation, driveway parking and a garden that is private and manageable. Included in this family home is a refitted kitchen with access into the garage, a living room, a separate dining room and guest cloakroom. The first floor offers four bedrooms with the principal bedroom having an en-suite shower room. There are two further double bedrooms and a good size single bedroom all of which are complemented by the family bathroom. Externally there is a secluded rear garden with two good size patios, mainly laid to lawn with mature trees, shrubs and flowers filling the borders. To the front of the property there is a garden which is laid to lawn, driveway parking and a single garage.

- Four Bedroom Detached Family Home
 - Separate Dining Room
 - En-Suite To PrincipAl Bedroom
 - Secluded Rear Garden
- Popular Residential Area
 - Refitted Kitchen
 - Family Bathroom
 - Driveway Parking And Single Garage

PROPERTY FRONT

Pathway leading to entrance door.

ENTRANCE HALLWAY 17' 10" x 6' 0" (5.43m x 1.83m)
Double glazed window to side, ceiling coving, stairs rising to first floor, doors to living room, kitchen and guest cloakroom, radiator, laminate flooring.

GUEST CLOAKROOM 5' 9" x 2' 8" (1.75m x 0.81m)
Modern fitted suite comprising of a close coupled w.c., pedestal wash hand basin, tiled splash backs, radiator, laminate flooring.

LIVING ROOM 17' 0" x 11' 2" (5.18m x 3.40m)
Deep sill double glazed window to front, ceiling coving, radiator, television point, double doors opening to dining room.

DINING ROOM 12' 6" x 9' 0" (3.81m x 2.74m)
Upvc double glazed French doors to rear, ceiling coving, radiator, door to kitchen, laminate flooring.



KITCHEN 12' 3" x 8' 1" (3.73m x 2.46m)
Double glazed window to rear, modern refitted wall and base cabinets with work surface over, round sink unit, tiled splash backs, built in oven, four ring electric hob, extractor hood over, dishwasher, space for fridge freezer, radiator, laminate flooring, door to garage.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to side, loft access, ceiling coving, doors to bedrooms and family bathroom, airing cupboard, radiator.

PRINCIPAL BEDROOM 12' 3" x 10' 1" (3.73m x 3.07m)
Double glazed window to front, ceiling coving, built in mirrored doors wardrobe, radiator, door to en-suite.



EN-SUITE 6' 0" x 3' 8" (1.83m x 1.12m)
Double glazed window to side, modern fitted suite comprising of a close coupled w.c., pedestal wash basin, tiled shower cubicle, tiled surrounds, radiator, tiled flooring.

BEDROOM TWO 12' 6" x 8' 0" (3.81m x 2.44m)
Double glazed window to rear, radiator.

BEDROOM THREE 8' 9" x 8' 1" (2.66m x 2.46m)
Double glazed window to rear, radiator.

BEDROOM FOUR 8' 9" x 7' 3" (2.66m x 2.21m) 'L' Shaped
Double glazed window to front, radiator.



FAMILY BATHROOM 7' 3" x 5' 4" (2.21m x 1.62m)
Double glazed window to side, modern fitted suite comprising of a close coupled w.c., pedestal wash hand basin, panelled bath with mixer tap shower over, tiled surrounds, radiator.

EXTERNALLY

FRONT GARDEN

Laid to lawn with shrubs and trees.

DRIVEWAY PARKING

There is driveway parking to the front of the garage.

SINGLE GARAGE 17' 1" x 8' 7" (5.20m x 2.61m)

Electric roller garage door, eaves storage, personal door to garden, wall mounted boiler, washing machine.

REAR GARDEN

A lovely rear garden which is fully enclosed and mainly laid to lawn. There are two good size patios, flower and shrub borders and mature hedging providing a good deal of privacy. In addition there is an outside tap, gated access to front and a personal door to garage.

