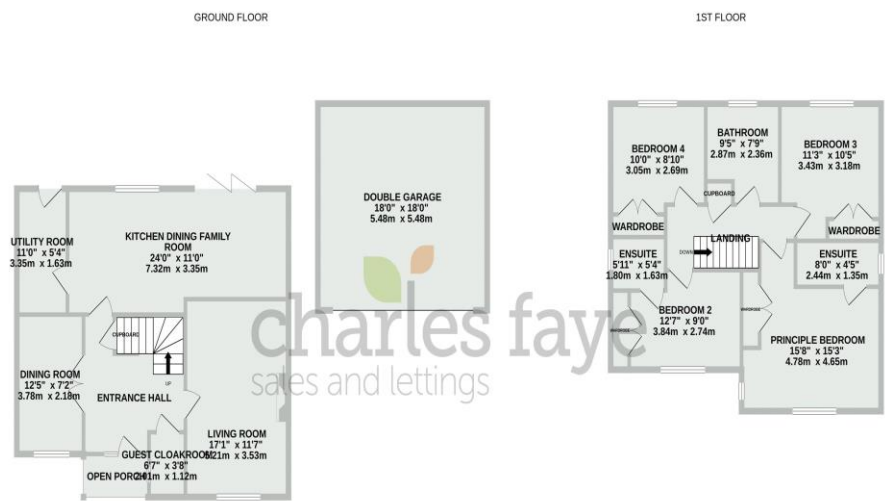


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left onto The Square and then bear left at the roundabout on to the A4. Follow the road along passing through the set of traffic lights and go straight over at the next roundabout into New Road. At the double mini roundabout turn right on to Silver Street. Just after the turning on the left into Linden Close take the second private driveway with a 'For Sale' board and the property can be found at the end and to the right.



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.

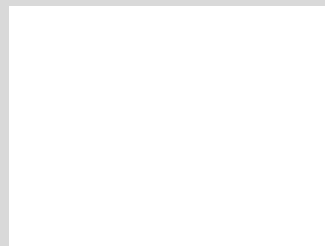
FINANCIAL ADVICE

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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6 Elm Grove
Calne, SN11 0FE

£600,000

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

charles faye
sales and lettings

6 Elm Grove, Calne

This beautifully presented detached house offers spacious and stylish living, ideal for families seeking comfort and practicality. The property features a welcoming living room with a charming multi-fuel burner, perfect for cosy evenings, alongside a separate dining room for formal meals and entertaining. A generous dining kitchen provides ample space for family gatherings, complemented by a useful utility room and a convenient guest cloakroom. Upstairs, there are four well-proportioned double bedrooms, including both the principal and guest suite with modern en-suites. Externally, the property boasts a sunny rear garden, perfect for relaxing or outdoor dining, as well as a good-sized front garden. A double garage and driveway provide ample off-road parking. Set in a desirable location close to amenities, schools and transport links, this home combines charm, space, and functionality, making it an excellent choice for a growing family or those looking to upsize.

- Four Bedroom Detached House
 - Living Room with Multi Fuel Burner
 - Good Size Dining Kitchen
 - Four Double Bedrooms
- Desirable Location
 - Separate Dining Room
 - Utility Room & Guest Cloakroom
 - Principal Bedroom & Guest Suite with

PROPERTY FRONT

Block paved driveway leading to a covered entrance porch with new entrance door, outside lighting, outside tap.

ENTRANCE HALLWAY 12' 3" x 10' 7" (3.73m x 3.22m)

Upvc double glazed window to front, inset ceiling lighting, ceiling coving, stairs rising to first floor, glazed double oak doors to dining room, glazed oak door to living room, oak doors to dining kitchen, guest cloakroom and under stairs storage, concealed radiator, engineered oak wooden flooring.

GUEST CLOAKROOM 6' 7" x 3' 8" (2.01m x 1.12m)

Upvc double glazed obscure window to side, modern fitted suite comprising close coupled w.c., pedestal wash hand basin, tiled surrounds, radiator, tiled flooring.

LIVING ROOM 17' 1" x 11' 7" (5.20m x 3.53m)

Upvc double glazed window to front, ceiling coving, feature open stone fireplace with hearth, multi fuel stove, two radiators, engineered oak wooden flooring.

DINING ROOM 12' 8" x 7' 2" (3.86m x 2.18m)

Upvc double glazed window to front, ceiling coving, radiator, engineered oak wooden flooring.



DINING KITCHEN FAMILY ROOM 24' 8" x 11' 0" (7.51m x 3.35m)

Upvc double glazed window to rear, stunning modern fitted kitchen with an excellent range of wall and base cabinets with granite work surfaces over and matching upstands, one and a half bowl ceramic sink unit with mixer tap, eye level electric double oven, induction hob with granite splash back, extractor hood over, integrated dishwasher, space for American fridge freezer, water softener, vertical radiator to kitchen area, radiator in dining area, inset ceiling lights, bi-fold double glazed patio doors to rear, door to utility room, tiled flooring.

UTILITY ROOM 11' 0" x 5' 4" (3.35m x 1.62m)

Fitted with a range of wall and base cabinets with worktops over, stainless steel sink unit, tiled surrounds, space and plumbing for washing machine and tumble dryer, wall mounted boiler, radiator, upvc double glazed stable door to rear, tiled flooring.



FIRST FLOOR ACCOMMODATION

LANDING 15' 5" x 6' 7" (4.70m x 2.01m)

Loft access, ceiling coving, inset ceiling lights, concealed radiator, airing cupboard, doors to bedrooms and family bathroom.

PRINCIPAL BEDROOM 15' 8" x 15' 3" (4.77m x 4.64m)

Upvc double glazed dual aspect windows to front and side, built in double wardrobe, radiator, door to en-suite, composite flooring.

EN-SUITE 8' 0" x 4' 5" (2.44m x 1.35m)

Upvc double glazed obscure window to side with fitted shutters, modern fitted suite comprising vanity sink unit with heated wall mirror, hidden cistern close coupled w.c., fully tiled double shower cubicle, chrome towel radiator, tiled surrounds, tiled flooring.

BEDROOM TWO 15' 8" x 15' 3" (4.77m x 4.64m)

Upvc double glazed window to front and side with fitted shutters, built in double wardrobes, radiator, door to en-suite.



EN-SUITE 5' 11" x 5' 4" (1.80m x 1.62m)Upvc double glazed obscure window to side, modern fitted suite comprising pedestal wash hand basin, close coupled w.c., fully tiled shower cubicle, tiled surrounds, tiled flooring.

BEDROOM THREE 11' 3" x 10' 5" (3.43m x 3.17m)

Upvc double glazed window to rear, built in double wardrobe, radiator.

BEDROOM FOUR 10' 0" x 8' 10" (3.05m x 2.69m)

Upvc double glazed window to rear, built in double wardrobe, radiator.

FAMILY BATHROOM 9' 5" x 7' 9" (2.87m x 2.36m)

Upvc double glazed obscure window to rear with fitted shutters, modern fitted suite comprising double sink vanity drawer unit with heated wall mirror, hidden cistern close coupled w.c., free standing bath, tiled surrounds, inset ceiling lights, chrome towel radiator, tiled flooring.

EXTERNALLY

FRONT GARDEN

With a large area laid to lawn and an extensive area filled with flowers and shrubs, mature hedging and trees, the area has the feel of a wooded copse.

DRIVEWAY PARKING

Block paved driveway providing parking to the front of the property and to the front of the double barn style garage, overall providing five car parking spaces.

BARN STYLE DOUBLE GARAGE 18' 0" x 18' 0" (5.48m x 5.48m)

Electric door, eaves storage, power and light, tiled flooring.

REAR GARDEN

The stunning rear garden has been designed to enjoy the outside space, designed for ease of maintenance and maximum enjoyment. Laid out with paved patios with external electrics and lights surrounding and well-placed trees, with the benefit of lawn connecting various areas,a covered seating area, raised beds with well placed flowers, trees & shrubs, outside tap, gated access to the front.

