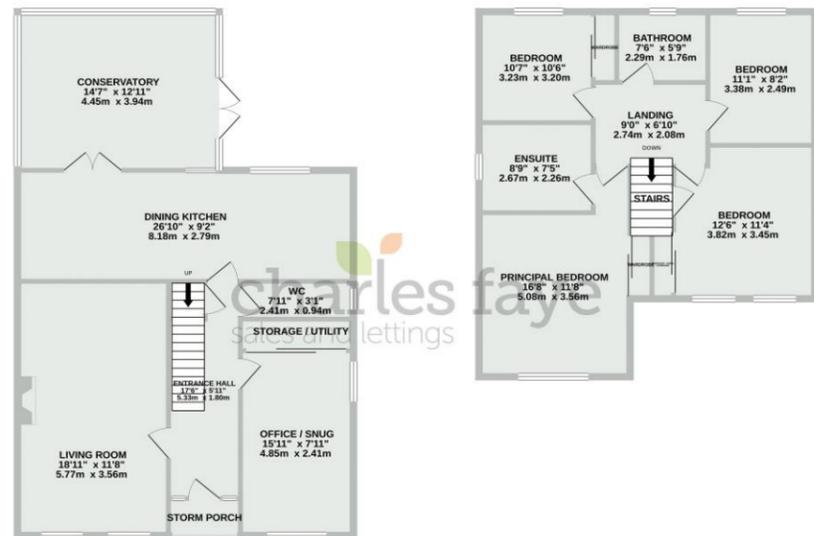


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear left at the roundabout on to the A4. Go straight across at the set of traffic lights and then turn right at the roundabout into Station Road. Take the second turning on the left into Wenhill Heights and then follow the road along which leads into Marden Way. Proceed to the end of the road and take the last turning on the right in to Canal Close and the property can be found on the left hand side.



TOTAL FLOOR AREA: 1677 sq.ft. (155.8 sq.m.) approx.
Made with Metrage 0205

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.

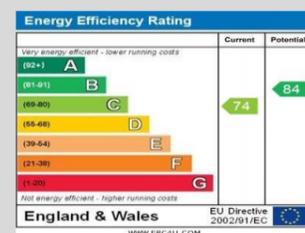
FINANCIAL ADVICE

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



Charles Faye Estate Agents

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1 Canal Close
Calne, SN11 0RZ

Offers in Excess of £465,000

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

charles faye
sales and lettings

1 Canal Close, Calne

This well-presented detached family home is ideally situated in a quiet cul-de-sac within a highly sought-after location. Offering spacious and versatile accommodation, the property features two separate reception rooms, a generously sized dining kitchen and a large conservatory ideal for modern family living and entertaining. A convenient guest cloakroom adds to the practicality of the ground floor layout. Upstairs, the home boasts four double bedrooms, including a spacious principal bedroom complete with its own en-suite shower room. Externally, the property benefits from a south-facing rear garden designed for low maintenance, providing a private and sunny outdoor space. To the front, there is a driveway offering off-road parking. This property is CHAIN FREE making it an ideal choice for buyers looking for a smooth and straightforward move. Early viewing is highly recommended to appreciate all it offers.

- **Detached Family Home**
- **Two Reception Rooms**
- **Great Size Conservatory**
- **Principal Bedroom with En-suite**
- **Cul-de-sac Location**
- **Large Dining Kitchen**
- **Four Double Bedrooms**
- **South Facing Low Maintenance Rear**

PROPERTY FRONT

Block paved driveway leading to entrance door with covered storm porch.

ENTRANCE HALLWAY 17' 6" x 5' 11" (5.33m x 1.80m)

Doors to living room, dining kitchen, guest cloakroom, snug / office, stairs rising to first floor, recessed ceiling lights, radiator, under stairs storage cupboard, tiled flooring.

LIVING ROOM 18' 11" x 11' 8" (5.76m x 3.55m)

This bright, spacious contemporary room has two upvc double glazed windows to front, ceiling coving, stone fire place with wood burning stove, television point, two radiators.

SNUG / OFFICE 15' 11" x 7' 11" (4.85m x 2.41m)

Upvc double glazed dual aspect windows to front and side, built in storage with space and plumbing for washing machine and tumble dryer, ample storage space, radiator, laminate flooring.



GUEST CLOAKROOM

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

DINING KITCHEN 26' 10" x 9' 2" (8.17m x 2.79m)

Upvc double glazed windows to rear, modern fitted wall and base cabinets with work surface over, stainless steel sink unit, tiled splash backs, free standing range style cooker, extractor hood over, space and plumbing for dishwasher, space for American style fridge freezer, two radiators, wood flooring, double glazed sliding patio doors to conservatory.

CONSERVATORY 14' 7" x 12' 11" (4.44m x 3.93m)

Upvc construction, French doors leading to rear garden, laminate flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Doors to all bedrooms and family bathroom, recessed ceiling lights, radiator.



PRINCIPAL BEDROOM 16' 8" x 11' 8" (5.08m x 3.55m)

Upvc double glazed window to front, built in double wardrobe with mirrored doors, radiator, door to en-suite.

ENSUITE 8' 9" x 7' 5" (2.66m x 2.26m)

A larger than average en-suite with a upvc double glazed obscure window to side, modern fitted suite comprising close coupled w.c., pedestal wash hand basin, fully tiled large walk in shower enclosure, partly tiled surrounds, radiator, laminate flooring.

BEDROOM TWO 12' 6" x 11' 4" (3.81m x 3.45m)

Two upvc double glazed windows to front, built in double wardrobe housing boiler, cupboard housing water cylinder, radiator.

BEDROOM THREE 11' 1" x 8' 2" (3.38m x 2.49m)

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



BEDROOM FOUR 10' 7" x 10' 6" (3.22m x 3.20m)

Upvc double glazed window to rear, loft access, radiator.

FAMILY BATHROOM 7' 6" x 5' 9" (2.28m x 1.75m)

Upvc double glazed obscure window to rear, fitted suite comprising close coupled w.c., pedestal wash hand basin, panelled bath with shower over, tiled surrounds, radiator, laminate flooring.

EXTERNALLY

FRONT GARDEN

Laid to lawn with shrub borders.

DRIVEWAY PARKING

Block paved driveway providing ample parking.

REAR GARDEN

The property boasts a fully enclosed, west facing rear garden featuring expansive decked areas, a paved patio and low maintenance artificial lawn. Ideal for entertaining or relaxing, the outdoor space includes gated side access for convenience and a practical log store for storage. Perfectly designed for privacy, sunlight, and functionality throughout the year.

