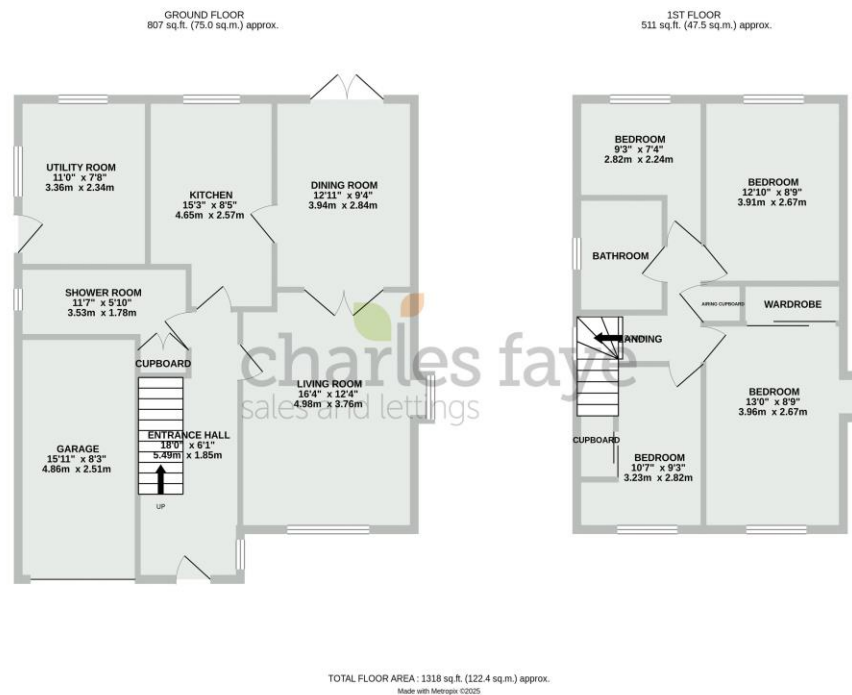


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear left at the roundabout on to the A4. Follow the road along passing through the set of traffic lights. Proceed straight across at the next roundabout in to new Road and straight over at the double mini roundabout heading towards Cherhill. Continue for approximately 1 mile, passing Holy Trinity School on the left. Take the next turning on the right in to Trinity Park and 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.



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.

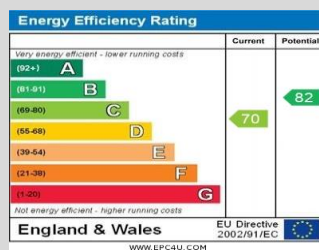
FINANCIAL ADVICE

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

PROPERTY RATING



Charles Faye Estate Agents
25 High Street
Calne
Wiltshire
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lettings@charlesfaye.co.uk
www.charlesfaye.co.uk



60 Trinity Park
Calne, SN11 0QD

£410,000

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

charles faye
sales and lettings

60 Trinity Park, Calne

CHAIN FREE! Spacious four bedroom family home placed on a corner plot on a popular residential area on the south side of the town. Accommodation on offer comprises a dual aspect living room, separate dining room and a fitted kitchen with a good size utility room off. There is the additional benefit of a downstairs cloakroom/shower room. To the first floor there are four bedrooms and a spacious shower room with a double width shower. The garden to the rear is low maintenance and includes a superb workshop with light and power. Garage and driveway to front providing off road parking.

- Four Bedroom Property
 - Popular Location
 - Utility Room
 - Fully Enclosed Rear Garden
- Detached
 - Two Reception Rooms
 - Refitted Family Bathroom
 - Driveway Parking

PROPERTY FRONT

Block paved driveway leading to entrance door with canopy porch over.

ENTRANCE HALLWAY 18' 0" x 6' 1" (5.48m x 1.85m)
Upvc double glazed window to side, stairs rising to first floor, doors to the living room, kitchen, downstairs shower room, radiator.

CLOAKROOM / SHOWER 11' 7" x 5' 10" (3.53m x 1.78m)
Upvc double glazed window to side, modern fitted suite comprising a fully tiled corner shower cubicle with an electric shower, pedestal wash hand basin, close coupled w.c., tiled surrounds, heated towel radiator, storage cupboard, vinyl flooring.

LIVING ROOM 16' 4" x 12' 4" (4.97m x 3.76m)
Upvc double glazed dual aspect windows to front and side, ceiling coving, radiator, double doors to dining room.

DINING ROOM 12' 11" x 9' 4" (3.93m x 2.84m)
Upvc double glazed window to side, ceiling coving, door to kitchen, radiator, laminate flooring, upvc double glazed French doors to rear.



KITCHEN 15' 3" x 8' 5" (4.64m x 2.56m)
Upvc double glazed window to rear, modern fitted wall and base cabinets with work surface over, ceramic sink unit, tiled surrounds, built in oven, four ring gas hob, extractor hood over, space for under counter fridge, door to utility room, laminate flooring.

UTILITY ROOM 11' 0" x 7' 8" (3.35m x 2.34m)
Upvc double glazed windows to side and rear, loft access, floor cabinets with work surface over, sink unit, space and plumbing for washing machine, space for two further appliances, water softener, wall mounted boiler, upvc double glazed door to side, vinyl flooring.

FIRST FLOOR ACCOMMODATION
LANDING

Upvc double glazed window to side, loft access, doors to bedrooms and family bathroom, airing cupboard with radiator.

BEDROOM ONE 13' 6" x 8' 9" (4.11m x 2.66m)
Upvc double glazed windows to front and side, double wardrobe with sliding mirrored doors, radiator.



BEDROOM TWO 12' 10" x 8' 9" (3.91m x 2.66m)
Upvc double glazed window to rear, radiator.
BEDROOM THREE 9' 3" x 7' 4" (2.82m x 2.23m)
Upvc double glazed window to rear, radiator.
BEDROOM FOUR 10' 7" x 9' 3" (3.22m x 2.82m) reducing to 6'3"
Upvc double glazed window to front, large built in storage with sliding doors, radiator.

FAMILY BATHROOM 7' 5" x 6' 1" (2.26m x 1.85m)
Upvc double glazed obscure window to side, modern refitted suite comprising hidden cistern close coupled w.c., vanity wash hand basin, large walk in shower, tiled surrounds, ladder towel radiator, vinyl tiled floor.

EXTERNALLY
FRONT GARDEN

A shingled area offering extra parking, gated access to rear,



DRIVEWAY PARKING

Ample block paved parking to the front of the property.

SINGLE GARAGE

Up and over door access. Power and light.

REAR GARDEN

Fully enclosed with a large patio area for outside dining and entertaining with the remainder shingled with shaped flowerbeds that are filled with mature planting, garden shed, gated access to front.

WORKSHOP 16' 0" x 9' 9" (4.87m x 2.97m)

With windows to two sides looking out over the rear garden, power and light, ideal space for hobbies, possible outside office, gym and much much more.

SIDE GARDEN

Stretching down the side of the home and down the side of the rear garden is a further garden area. Separated from the rear garden by a wall but could offer the opportunity to join them together. The majority of the garden offers a flat lawn. There are ornamental trees and mature shrubs.

