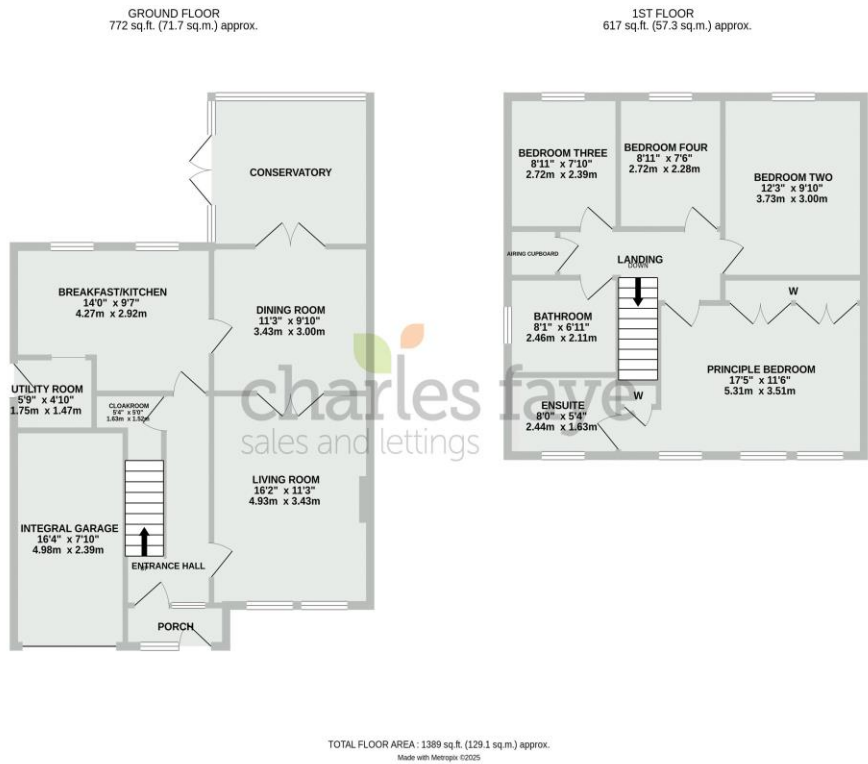


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear left at the roundabout on to Curzon Street. Proceed along passing through the set of traffic lights and go straight across at the roundabout into New Road. At the double mini roundabout turn right on to Silver Street and then right again at the next roundabout on to Fynamore Gardens. Take the first turning on the right and the property can be found 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.

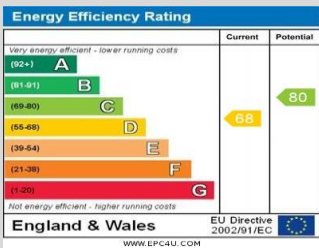
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band E

PROPERTY RATING



Charles Faye Estate Agents  
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38 Fynamore Gardens  
Calne, SN11 0UB  
£405,000

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

charles faye  
sales and lettings



38 Fynamore Gardens, Calne

This attractive property is located in the popular Fynamore Gardens area and offers spacious, well-appointed accommodation ideal for family living. The home features separate living and dining rooms, providing flexibility for both everyday use and entertaining. A bright upvc conservatory extends the living space and offers views over the beautifully landscaped rear garden. The dining kitchen is well-equipped and accompanied by a practical utility room and a guest cloakroom on the ground floor. Upstairs, the principal bedroom benefits from its own en-suite bathroom, while three additional bedrooms share a family bathroom, providing ample space for growing families or guests. Externally, the property boasts immaculate, landscaped gardens that offer privacy and a pleasant setting for outdoor relaxation. Driveway parking is available to the front, along with a single garage fitted with an electric door for convenience and additional storage. This is a superb opportunity to

- Four Bedroom Detached House
  - Close To Schooling & The Town Centre
  - Breakfast Kitchen
  - Stunning Principal Bedroom With En-suite
- Popular Location
  - Three Reception Rooms
  - Utility & Guest Cloakroom
  - Delightful Front & Rear Gardens

PROPERTY FRONT

Driveway leading to entrance porch with upvc double glazed entrance door and outside courtesy light.

ENTRANCE PORCH 6' 2" x 3' 3" (1.88m x 0.99m)

Upvc double glazed window to front, door leading to entrance hallway, tiled flooring.

ENTRANCE HALLWAY 15' 11" x 5' 8" (4.85m x 1.73m)

Ceiling coving, stairs rising to first floor, doors to breakfast kitchen, living room, guest cloakroom, radiator, telephone point, laminate flooring. LIVING ROOM 16' 2" x 11' 3" (4.92m x 3.43m)

Two upvc double glazed windows to front, ceiling coving, fireplace with inset gas fire, television and telephone point, two radiators, double doors to dining room.

DINING ROOM 11' 3" x 9' 10" (3.43m x 2.99m)

Ceiling coving, radiator, upvc double glazed French doors to conservatory, door to kitchen.

CONSERVATORY 10' 7" x 10' 1" (3.22m x 3.07m)

Upvc construction with brick walling, ceiling fan, ceramic tiled flooring, French doors to side.



BREAKFAST KITCHEN 14' 0" x 9' 7" (4.26m x 2.92m)

Two upvc double glazed windows to rear, fitted kitchen to include wall and base cabinets, work surface over, tiled splash backs, stainless steel sink unit, eye level double electric oven, 4 ring gas hob with extractor hood over, space for fridge freezer, radiator, tiled flooring, arch way through to utility room.

UTILITY ROOM 5' 9" x 4' 10" (1.75m x 1.47m)

Fitted with wall and base cabinets, work surface over, stainless steel sink, tiled splash backs, wall mounted boiler, space and plumbing for washing machine and dishwasher, radiator, tiled flooring, upvc double glazed door to side.

GUEST CLOAKROOM 5' 4" x 5' 0" (1.62m x 1.52m) Max 'L' shaped

Fitted suite comprising close coupled w.c., pedestal wash hand basin, tiled splash backs, radiator, laminate flooring.



FIRST FLOOR ACCOMMODATION

LANDING 11' 5" x 5' 1" (3.48m x 1.55m)

Loft access, radiator, doors to airing cupboard housing hot water tank, all bedrooms and family bathroom.

PRINCIPAL BEDROOM 17' 5" x 11' 6" (5.30m x 3.50m)

Three upvc double glazed windows to front, two double built in double wardrobes, built in storage cupboard, telephone point, radiator, door to en-suite.

EN-SUITE 8' 0" x 5' 4" (2.44m x 1.62m)

Upvc double glazed obscure window to front, fitted suite comprising concealed cistern w.c., vanity wash hand basin, fully tiled shower cubicle, tiled surrounds, radiator, vinyl flooring.

BEDROOM TWO 12' 3" x 9' 10" (3.73m x 2.99m)

Upvc double glazed window to rear, radiator.

BEDROOM THREE 8' 11" x 7' 10" (2.72m x 2.39m)

Upvc double glazed window to rear, radiator.



BEDROOM FOUR 8' 11" x 7' 10" (2.72m x 2.39m)

Upvc double glazed window to rear, telephone point, radiator.

FAMILY BATHROOM 8' 1" x 6' 11" (2.46m x 2.11m)

Upvc double glazed obscure window to side, fitted suite comprising close coupled w.c., pedestal wash basin, panelled bath with mixer shower tap, tiled surrounds, radiator, vinyl flooring.

EXTERNALLY

FRONT GARDEN

Beautifully maintained with a perimeter beech hedge and laid to lawn with mature flowers, trees and shrubs, gated access to rear.

DRIVEWAY & SINGLE GARAGE 16' 4" x 7' 10" (4.97m x 2.39m)

Double width driveway leading to a single garage with electric door, power and light.

REAR GARDEN

A beautifully presented landscaped garden offering plenty of privacy for garden lovers. The paved patio area is a great place to enjoy 'Al Fresco' dining and the gravelled area provides a peaceful shaded retreat to sit and relax and a feature pergola is centrally placed. The garden has been planted with mature trees and various shrubs to enhance the landscaped areas, gated side access to front.

