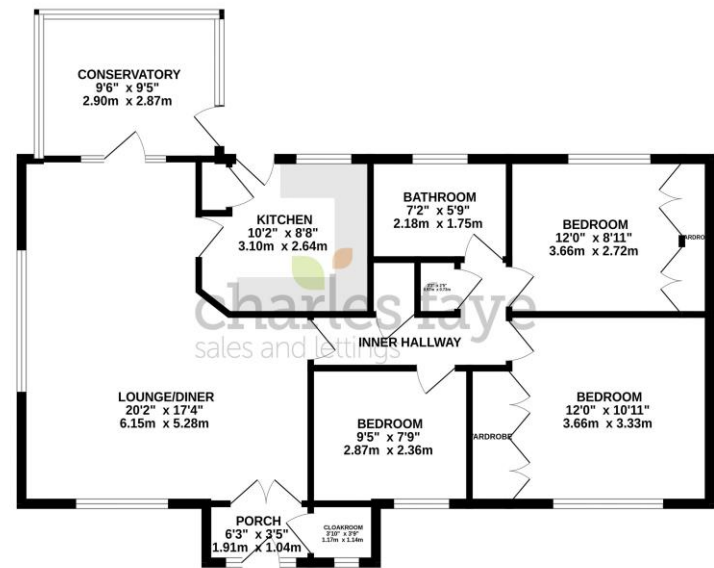


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square. Bear right at the roundabout on to Curzon Street and take the second turning on the left in to Savernake Drive. Take the first turning on the right in to Sarum Way and then right again in to Long Barrow Road where the property can be found a little way along on the right hand side.



GROUND FLOOR  
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA - 958 sq.ft. (89.0 sq.m.) approx.

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



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14 Long Barrow Road  
Calne, SN11 0HE

£400,000

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





14 Long Barrow Road, Calne

This charming 3 bedroom detached bungalow is nestled in the sought after Curzon Park development, offering both tranquility and convenience. The property has been meticulously enhanced by the current owner, boasting a light and spacious L-shaped living room that's perfect for relaxation or entertaining. A delightful conservatory adds to the charm, overlooking the private rear garden. The home also features a recently re-fitted kitchen, bathroom and guest cloakroom, offering modern functionality and style. The three generously sized double bedrooms provide ample space. Practicality meets convenience with driveway parking and a garage equipped with an electric door. This impeccably maintained bungalow offers the ideal blend of comfort and contemporary living in a highly sought after location. Viewing essential.

- **Stunning Detached Bungalow**
  - **Refitted Modern Kitchen**
  - **Refitted Modern Shower Room**
  - **Driveway Parking**
- **Three Double Bedrooms**
  - **Conservatory**
  - **Private Rear Garden**
  - **Detached Single Garage**

PROPERTY FRONT

Pathway leading to entrance door.

ENTRANCE PORCH 6' 7" x 6' 2" (2.01m x 1.88m)

Upvc double glazed panels each side of the entrance door, radiator, double doors to open plan living dining room, door to cloakroom.

GUEST CLOAKROOM 4' 0" x 3' 10" (1.22m x 1.17m)

Upvc double glazed obscure window to front, modern refitted white suite comprising corner vanity wash hand basin, close coupled w.c., chrome ladder towel radiator, fully tiled walls, tiled flooring.

LIVING DINING ROOM 20' 5" x 17' 4" (6.22m x 5.28m)

Upvc double glazed windows to front and side, two radiators, television point, doors to kitchen and inner hallway, upvc double glazed door to conservatory, double glazed panels to each side.



CONSERVATORY 9' 6" x 9' 6" (2.89m x 2.89m)

Upvc double glazed, upvc double glazed door to side, tiled floor.

KITCHEN 10' 5" x 9' 0" (3.17m x 2.74m)

Upvc double glazed window to side, modern refitted wall and base cabinets with work surface over, stainless steel 1.5 bowl sink unit, drinking tap, water softener, tiled surrounds, built in eye level electric double oven, 4 ring electric hob with extractor canopy over, space for fridge freezer, space and plumbing for washing machine, recessed spot lights, built in pantry style cupboard, tiled flooring, upvc double glazed door to rear garden.

INNER HALLWAY

Loft access, airing cupboard housing wall mounted boiler and hot water cylinder, storage cupboard, doors to all bedrooms and bathroom.



BEDROOM ONE 12' 0" x 11' 0" (3.65m x 3.35m)

Upvc double glazed window to front, fitted with a range of built in wardrobes, radiator.

BEDROOM TWO 12' 1" x 9' 0" (3.68m x 2.74m)

Upvc double glazed window to rear, fitted with a range of built in wardrobes, radiator.

BEDROOM THREE 9' 6" x 8' 0" (2.89m x 2.44m)

Upvc double glazed window to front, radiator.

SHOWER ROOM 7' 3" x 5' 10" (2.21m x 1.78m)

Upvc double glazed obscure window to rear, modern refitted suite comprising vanity wash hand basin, hidden cistern close coupled w.c., large corner shower cubicle, recessed spot lights, chrome ladder towel radiator, fully tiled walls, tiled flooring.



EXTERNALLY

FRONT AND SIDE GARDEN

Laid to gravel with inset mature shrubs.

REAR GARDEN

Beautifully landscaped providing an ideal area for relaxation and enjoyment. Fully enclosed with multiple areas to sit, mainly laid to gravel, personal door to garage, gated access to front.

DRIVEWAY PARKING

There is a block paved driveway leading to the single garage.

GARAGE 19' 0" x 9' 8" (5.79m x 2.94m)

Up and over electric door, eaves storage, window to rear, power and light, personal door to rear garden.

