

## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and proceed straight across at the roundabout into North Street. Continue along this road and at the next roundabout go straight over into Lickhill Road. Take the second turning on the right in to Kestrel Close where the property can be found on the right hand side of the cul-de-sac indicated by the 'For Sale' board.



**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property.  
Plan not to scale.

Powered by [audioagent.com](#)

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.

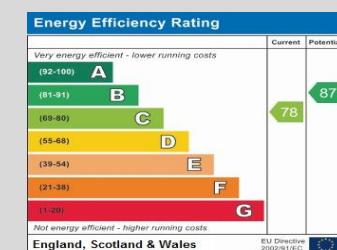
### FINANCIAL ADVICE

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

SN11 0BS

01249 822555

[sales@charlesfaye.co.uk](mailto:sales@charlesfaye.co.uk)

[lettings@charlesfaye.co.uk](mailto:lettings@charlesfaye.co.uk)

[www.charlesfaye.co.uk](http://www.charlesfaye.co.uk)



**10 Kestrel Close  
Calne, SN11 9DG**

**Offers Over £325,000**

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

**charles faye**  
sales and lettings

## 10 Kestrel Close, Calne

CHAIN FREE! Situated in a quiet cul-de-sac, this spacious family home offers generous living space and modern convenience throughout. The heart of the home is the impressive L-shaped kitchen diner, complete with integrated appliances, perfect for family meals or entertaining guests. Two separate reception rooms provide versatile living options, ideal for a growing family or those working from home. Upstairs, the property boasts four great-sized bedrooms, including a principal bedroom with a private en-suite, offering a comfortable retreat at the end of the day. The enclosed rear garden provides a safe and private outdoor space for children to play or for relaxing in the warmer months. Additional features include a single garage and off-street parking, ensuring practicality and ease for everyday life. Well-presented and thoughtfully laid out, this home combines space, functionality, and a desirable location, making it a fantastic choice for families looking for their next move. Early viewing is highly recommended.

- **Four Bedroom Semi-Detached**
- **Small Cul De Sac**
- **Separate Dining Room**
- **Driveway Parking**
- **Tucked Away Location**
- **Kitchen Breakfast Room**
- **En-Suite To Principal Bedroom**
- **Single Garage**

### PROPERTY FRONT

Pathway leading to entrance door with canopy porch over and outside courtesy light.

### ENTRANCE HALLWAY

Recessed spot lights, radiator, doors to dining room, kitchen, guest cloakroom and living room, under stairs cupboard, stairs rising to first floor, wooden flooring.

### LIVING ROOM 21' 0" x 10' 3" (6.40m x 3.12m)

Upvc double glazed window to front, television point, two radiators, upvc double glazed French doors to rear.

### DINING ROOM 12' 6" x 9' 7" (3.81m x 2.92m)

Upvc double glazed window to front, radiator, double doors to dining kitchen, wooden flooring.

### DINING KITCHEN 14' 8" x 9' 3" (4.47m x 2.82m) 'L' Shape

Upvc double glazed window to rear, fitted wall and base cabinets with complementary work surfaces over, stainless steel sink unit, tiled splash backs, built in double



oven, four ring gas hob with stainless steel extractor hood over, integrated fridge freezer, dishwasher and washing machine, wall mounted boiler, upvc double glazed door to rear, tiled flooring.

### RE-FITTED GUEST CLOAKROOM

Upvc double glazed obscure window to rear, fitted suite comprising low level w.c., vanity wash hand basin, tiled splash back, recessed spotlights, radiator, tiled flooring.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Loft access, doors to all bedrooms and family bathroom, airing cupboard.

### PRINCIPAL BEDROOM 11' 1" x 9' 7" (3.38m x 2.92m)

Upvc double glazed window to front, television point, radiator, built in wardrobe, door to en-suite.



### EN-SUITE 6' 6" x 5' 11" (1.98m x 1.80m)

Upvc double glazed obscure window to front, fitted suite comprising close coupled w.c., contemporary sink mounted on work surface, fully tiled shower enclosure, tiled surrounds, recessed spot lights, mirror with storage cabinets, vinyl flooring.

### BEDROOM TWO 11' 5" x 9' 7" (3.48m x 2.92m)

Upvc double glazed window to rear, radiator.

### BEDROOM THREE 9' 7" x 9' 4" (2.92m x 2.84m)

Upvc double glazed window to front, recessed spotlights, radiator.

### BEDROOM FOUR 9' 8" x 6' 9" (2.94m x 2.06m)

Upvc double glazed window to rear, radiator, shelving.



### FAMILY BATHROOM 7' 4" x 5' 3" (2.23m x 1.60m)

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, recessed spotlights, ladder style radiator, tiled flooring.

### EXTERNALLY

### DRIVEWAY AND GARAGE

Driveway parking leading to a single garage with up and over door, power and light.

### FRONT GARDEN

Laid with decorative block paving.

### REAR AND SIDE GARDEN

The rear garden is a good size for a modern property and is fully enclosed. It is predominantly laid with a level lawn and there is a large paved patio area suitable for outside dining / entertaining. Gated side access leading to the front of the home.

