

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 the first turning on the left where the property can be found a little way along on the left hand side set within a cul-de-sac.



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.

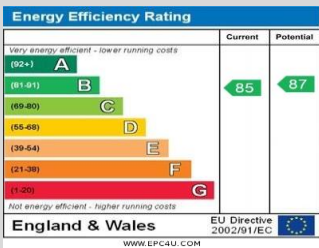
FINANCIAL ADVICE

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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11 Wenhill Heights
Calne, SN11 0JZ

£360,000

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

charles faye
sales and lettings

11 Wenhill Heights, Calne

Light and spacious three-bedroom detached home, tucked away in a quiet cul-de-sac on a popular development. Conveniently located within walking distance of the town centre, shops, schools, and scenic countryside walks. Beautifully presented in excellent decorative order throughout. The property features a bright dual-aspect living room, a stylish re-fitted kitchen diner, and a UPVC conservatory opening to the garden. Ground floor cloakroom for added convenience. Upstairs, the principal bedroom benefits from an en-suite shower room, accompanied by two further well-proportioned bedrooms and a family bathroom. Outside, the home enjoys a private rear garden, perfect for relaxing or entertaining. A single garage and driveway provide parking, with additional off-road space available. Offering a blend of comfort, modern living, and an ideal location, this is a superb opportunity for buyers seeking a ready-to-move-into home close to town and countryside.

- Detached Property
 - Refitted Kitchen Dining Room
 - Three Bedrooms
 - Private Rear Garden
- Popular Location
 - Two Reception Rooms
 - Refitted Bathroom
 - Driveway & Garage.

PROPERTY FRONT

Pathway leading to entrance door.

ENTRANCE HALLWAY 7' 7" x 5' 1" (2.31m x 1.55m)

Doors to dining kitchen, living room, stairs rising to first floor, storage cupboard, radiator, laminate flooring.

LIVING ROOM 15' 7" x 10' 4" (4.75m x 3.15m)

Upvc double glazed window to front, stone fire surround with electric fire, radiator, door to rear lobby, upvc double glazed sliding doors to rear garden.

GARDEN ROOM 9' 10" x 9' 10" (2.99m x 2.99m)

Upvc double glazed windows to each side with wall below, solid roof with recessed lighting, wall mounted electric heater, upvc double glazed French doors to garden, laminate flooring.

REAR LOBBY 3' 9" x 3' 0" (1.14m x 0.91m)

Upvc double glazed door to rear, doors to dining kitchen, living room and guest cloakroom, laminate flooring,



GUEST CLOAKROOM 6' 0" x 4' 2" (1.83m x 1.27m)

Modern fitted suite comprising close coupled w.c., vanity wash hand basin, tiled surrounds, radiator, laminate flooring.

DINING KITCHEN 19' 3" x 8' 3" (5.86m x 2.51m)

Upvc double glazed windows to front and rear, modern fitted wall, base and floor to ceiling cabinets, quartz work surface over with matching up stands, inset stainless steel sink, built in double oven, induction hob, extractor chimney over, integrated dishwasher, integrated fridge freezer, two radiators, laminate flooring, doors to entrance hallway and rear lobby.

FIRST FLOOR ACCOMMODATION

LANDING 8' 10" x 8' 5" (2.69m x 2.56m)

Upvc double glazed window to rear, loft access, doors to bedrooms and family bathroom.



BEDROOM ONE 11' 6" x 8' 8" (3.50m x 2.64m)

Upvc double glazed window to front, mirrored fronted double wardrobe, radiator, door to shower room.

EN-SUITE SHOWER ROOM 6' 7" x 2' 10" (2.01m x 0.86m)

Upvc double glazed obscure window to side, modern fitted suite comprising vanity sink unit, shower cubicle, fully tiled walls, radiator, laminate flooring.

BEDROOM TWO 8' 8" x 8' 4" (2.64m x 2.54m)

Upvc double glazed window to front, airing cupboard housing hot water tank, radiator.

BEDROOM THREE 7' 9" x 7' 2" (2.36m x 2.18m)

Upvc double glazed window to rear, radiator, laminate flooring.



FAMILY BATHROOM 6' 8" x 5' 6" (2.03m x 1.68m)

Upvc double glazed obscure window to rear, modern refitted suite comprising close coupled w.c., pedestal wash hand basin, panelled bath with shower and screen over, chrome towel radiator, fully tiled walls, tiled flooring.

EXTERNALLY

FRONT GARDEN

Mainly laid to lawn with an area that can be used as an additional parking space.

DRIVEWAY PARKING

There is driveway parking to the front of the garage.

SINGLE GARAGE 16' 5" x 8' 9" (5.00m x 2.66m)

Electric roller door, power and light, eaves storage, space and plumbing for washing machine, space for tumble dryer, wall mounted boiler, personal door to rear garden.

REAR GARDEN

The delightful rear garden is a good size offering a great deal of privacy and enjoys a patio area to the rear with a pergola over, a patio area to the side of the garden, both suitable for outside entertaining or dining. The lawn has perimeter mature shrubs and there is gated side access to the front of the property, a garden shed which has power, a personal door to the garage at the rear and an outside tap completes the garden.

