

DIRECTIONS TO THE PROPERTY



GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.

1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 sq.m.) approx.
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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.

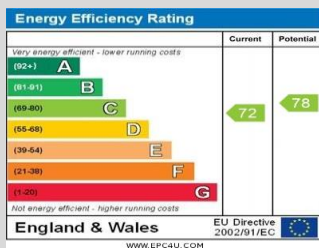
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band C

PROPERTY RATING



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8 Kerry Close
Calne, SN11 9PE

£390,000

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

charles faye
sales and lettings

8 Kerry Close, Calne

Stunning three-bedroom semi-detached home, beautifully refurbished by the current owners and set in a quiet cul-de-sac in the sought-after village of Derry Hill. Finished to a high standard throughout, this property offers stylish and practical living space. The ground floor features a welcoming living room, a re-fitted dining kitchen with modern appliances, a convenient utility room, and a guest cloakroom. An integral garage has been partly converted, providing additional versatility for storage or workspace. Upstairs, there are three generous double bedrooms and a luxurious four-piece family bathroom, offering both comfort and contemporary design. Outside, the property benefits from driveway parking and a good-sized rear garden, complete with a newly laid patio, ideal for entertaining and relaxation. With its combination of modern upgrades, spacious layout, and desirable location, this home is ready to move into and perfectly suited to family living.

- Village Location
 - Refurbished Throughout
 - Refitted Guest Cloakroom
 - Stunning Refitted family Bathroom
- Semi Detached
 - Stunning Refitted Dining Kitchen
 - Three Double Bedrooms
 - Driveway Parking

PROPERTY FRONT

Pathway leading to entrance door.

ENTRANCE HALLWAY 6' 0" x 4' 11" (1.83m x 1.50m)

Upvc double glazed front door with glazed panel to side, stairs rising to first floor, door to living room, radiator, tiled flooring.

LIVING ROOM 13' 9" x 10' 9" (4.19m x 3.27m)

Upvc double glazed window to front, under stairs cupboard, radiator, opening through to dining kitchen.

DINING KITCHEN 22' 7" x 8' 0" (6.88m x 2.44m)

Upvc double glazed window to the rear, fitted with a range of modern floor to ceiling wall and base cabinets with complementary work surface over, ceramic sink unit with mixer tap over, tiled splash backs, integrated eye level double oven, four ring gas hob, extractor chimney over, integrated dishwasher, integrated fridge freezer, housed wall mounted boiler, door to utility room, radiator, tiled flooring, upvc double glazed door to side, upvc double glazed French patio doors to rear.



UTILITY ROOM 9' 10" x 7' 1" (2.99m x 2.16m)

Fitted with a range of modern wall and base cabinets with complementary work surface over, tiled surrounds, space and plumbing for washing machine, space for tumble dryer, door to guest cloakroom, tiled flooring.

GUEST CLOAKROOM 6' 1" x 3' 0" (1.85m x 0.91m) 'L' shaped

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

FIRST FLOOR ACCOMMODATION

LANDING 10' 9" x 2' 9" (3.27m x 0.84m)

Upvc double glazed window to the rear, doors to bedrooms, family bathroom and airing cupboard.

BEDROOM ONE 12' 10" x 10' 11" (3.91m x 3.32m)



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

BEDROOM TWO 12' 10" x 8' 1" (3.91m x 2.46m)

Upvc double glazed window to the front, radiator.

BEDROOM THREE 10' 11" x 7' 8" (3.32m x 2.34m)

Upvc double glazed window to the rear, radiator.

FAMILY BATHROOM 8' 0" x 7' 9" (2.44m x 2.36m)

Upvc double glazed obscure window to the rear, modern refitted suite comprising close coupled w.c., vanity wash hand basin, panelled bath, fully tiled shower cubicle, tiled surrounds, modern chrome towel radiator, tiled flooring.



EXTERNALLY

DRIVEWAY PARKING

There is driveway parking to the front of the property.

GARAGE STORAGE

The garage has been partly converted to create the utility room. There is still a good sized storage area accessed via the garage door.

FRONT GARDEN

Laid to lawn.

REAR GARDEN

A good size patio with the rest laid to lawn, gated access to front, fully enclosed.

