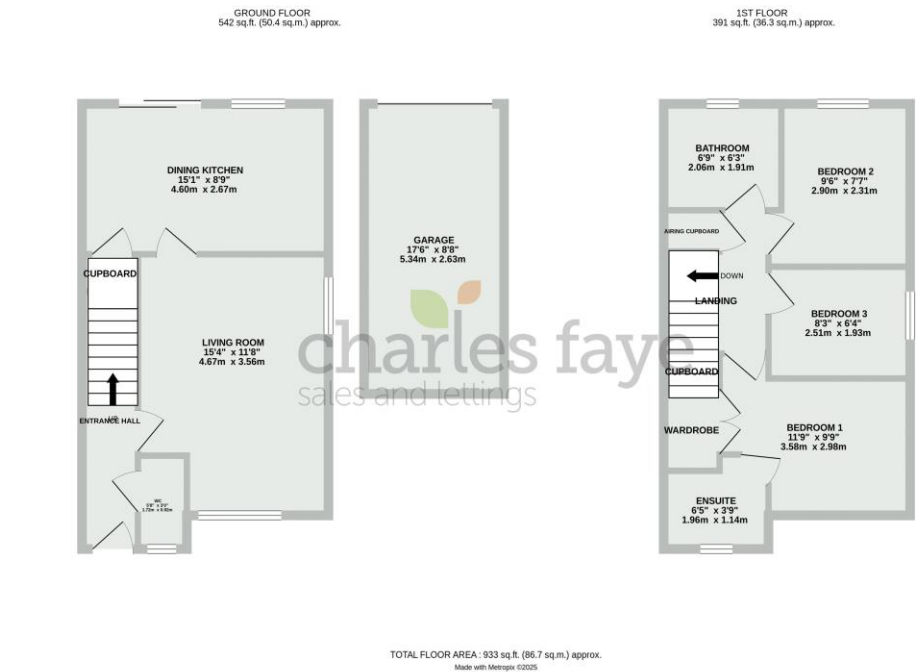


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left onto The Square and then bear right at the roundabout onto the A4, Curzon Street. At the next roundabout turn right onto Greenacres Way and take the second turning on the right into Honeysuckle Close. Follow the road along and bear right at the fork in the road where the property can be found a little way along on the right 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.

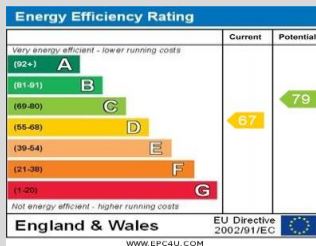
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band C

PROPERTY RATING



Charles Faye Estate Agents
25 High Street
Calne
Wiltshire
SN11 0BS
01249 822555
sales@charlesfaye.co.uk
lettings@charlesfaye.co.uk
www.charlesfaye.co.uk



44 Honeysuckle Close
Calne, SN11 9US

£299,950

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

charles faye
sales and lettings

44 Honeysuckle Close, Calne

A wonderful family home set in a desirable residential neighborhood, located in the sought-after Lansdowne Park area close to schooling and local amenities. This modern three-bedroom end of terraced offers a spacious and well planned living environment benefiting from a modern refitted dining kitchen with integrated appliances, a perfect area for gatherings and everyday living. A guest cloakroom adds convenience on the ground floor, while the separate living room provides a cozy retreat. Upstairs, there are three well-proportioned bedrooms, ideal for families or professionals, with the principle bedroom benefiting from an en-suite shower room and a built in double wardrobe and the four piece family bathroom completes the upstairs. The property also features driveway parking for three vehicles and a single garage, ensuring ample space for vehicles and storage. Ideal for families or those looking to settle in a popular community, this property offers comfort, convenience, and modern living in a prime location.

- End of Terraced
 - Stunning Refitted Modern Dining Kitchen
 - Three Good Size Bedrooms
 - Ample Driveway Parking
- Popular Location
 - Guest Cloakroom
 - En-Suite Shower Room
 - Single Garage

PROPERTY FRONT

Pathway leading to entrance door.

ENTRANCE HALLWAY

Stairs rising to first floor, doors to living room and cloakroom, radiator, laminate flooring.

GUEST CLOAKROOM

Upvc double glazed window to front, fitted suite to include close coupled w.c., wall mounted wash hand basin, tiled splash backs, radiator, laminate flooring.

LIVING ROOM 15' 4" x 11' 8" (4.67m x 3.55m)

Upvc double glazed window to front and side, radiator, door to dining kitchen, laminate flooring.



DINING KITCHEN 15' 1" x 8' 9" (4.59m x 2.66m)

Upvc double glazed windows to rear, modern refitted kitchen to include wall and base cabinets with solid wood work surface over, inset stainless steel sink with mixer tap, tiled surrounds, built in single oven, 5 ring electric hob with stainless steel extractor chimney over, integrated slimline dishwasher and washing machine, integrated under counter fridge and freezer, housed wall mounted boiler, large under stairs storage cupboard, radiator, upvc double glazed sliding patio doors out to the garden, tiled flooring.

FIRST FLOOR ACCOMMODATION

LANDING

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

BEDROOM ONE 11' 9" x 8' 0" (3.58m x 2.44m)

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



EN-SUITE 6' 5" x 3' 9" (1.95m x 1.14m)

Upvc double glazed window to front, fitted suite to include close coupled w.c., pedestal wash hand basin, fully tiled shower cubicle, tiled surrounds, radiator, vinyl tiled flooring.

BEDROOM TWO 9' 6" x 7' 7" (2.89m x 2.31m)

Upvc double glazed window to rear, radiator.

BEDROOM THREE 8' 3" x 6' 4" (2.51m x 1.93m)

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



FAMILY BATHROOM 6' 9" x 6' 3" (2.06m x 1.90m)

Upvc double glazed window to rear, fitted suite to include close coupled w.c., pedestal wash hand basin, panelled bath, fully tiled shower cubicle, tiled surrounds, radiator, vinyl tiled flooring.

EXTERNALLY

FRONT GARDEN

There is ample space to the front of the property for garden pots.

DRIVEWAY PARKING

Block paved parking to the side of the property for two vehicles, driveway parking to the front of the garage for one vehicle.

SINGLE DETACHED GARAGE 17' 6" x 8' 8" (5.33m x 2.64m)

Electric roller door, eaves storage, power and light.

REAR GARDEN

Fully enclosed with gated access to side and front, laid to lawn with mature borders around, patio area.

