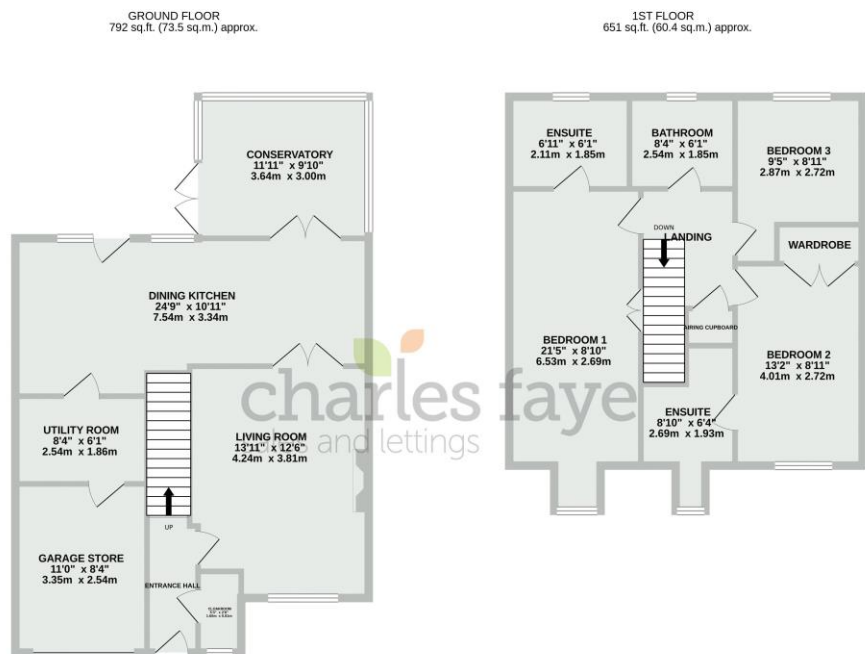


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear right at the roundabout on to Curzon Street. Continue along until you reach the next roundabout and then turn right on to Greenacres Way. Take the second turning on the right into Honeysuckle Close and then right again at the small roundabout. Take the next right into Newbury Avenue and follow the road around to the right and then left and left again and the property can be found a little way along on the left hand side.



TOTAL FLOOR AREA: 1442 sq.ft. (134.0 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.

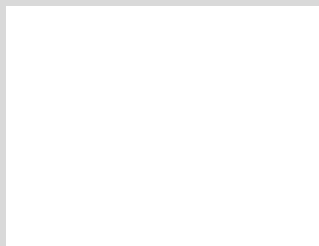
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band D

PROPERTY RATING



Charles Faye Estate Agents
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lettings@charlesfaye.co.uk
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46 Newbury Avenue
Calne, SN11 9UN

£395,000

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

charles faye
sales and lettings

46 Newbury Avenue, Calne

Stunning three-bedroom detached home, beautifully refurbished by the current owners and set in a sought-after area within Calne. Finished to a high standard, this property offers stylish and practical living space. The ground floor features a welcoming living room with attractive feature fireplace, a stunning re-fitted dining kitchen with modern appliances, a convenient utility room, a spacious conservatory off the dining kitchen 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 with bedrooms one and two having en-suite shower rooms and a luxurious family bathroom. Outside, the property benefits from double width driveway parking and a good-sized rear garden, complete with a 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.

- Detached House
 - Stunning Refitted Dining Kitchen
 - Three Double Bedrooms
 - Good Sized Garden
- Popular Location
 - Conservatory
 - Two En-Suites
 - Double Width Driveway

PROPERTY FRONT

Pathway leading to entrance door.

ENTRANCE HALLWAY

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

GUEST CLOAKROOM 5' 3" x 2' 8" (1.60m x 0.81m)

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

LIVING ROOM 13' 11" x 12' 6" (4.24m x 3.81m)

Upvc double glazed window to front, stone fire surround with gas fire, radiator, double doors to dining kitchen, laminate flooring.

DINING KITCHEN 24' 9" x 11' 0" (7.54m x 3.35m)

Two upvc double glazed windows to the rear, fitted with a range of modern floor to ceiling, drawers, and wall and base cabinets with complementary work surface over,



ceramic sink unit with mixer tap over, up stands, twin eye level double ovens, electric hob, extractor chimney over, integrated dishwasher, integrated fridge freezer, good sized breakfast bar, door to utility room, radiator, tiled flooring, upvc double glazed door to garden, double doors to conservatory.

UTILITY ROOM 8' 4" x 6' 1" (2.54m x 1.85m)

Wall mounted boiler, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, radiator, door to garage, tiled flooring.

CONSERVATORY 11' 11" x 9' 10" (3.63m x 2.99m)

Upvc double glazed windows with wall below, double glazed roof, radiator, upvc double glazed French doors to garden, laminate flooring.

LANDING

Loft access, doors to bedrooms, family bathroom and airing cupboard housing hot water tank.



PRINCIPAL BEDROOM 21' 10" x 8' 0" (6.65m x 2.44m)

Upvc double glazed window to front, cupboard over the stairs, radiator, door to en-suite,

EN-SUITE 6' 11" x 6' 1" (2.11m x 1.85m)

Upvc double glazed window to rear, modern fitted suite comprising close coupled w.c., pedestal wash hand basin, large fully tiled shower cubicle, tiled surrounds, chrome ladder towel radiator, vinyl flooring.

BEDROOM TWO 13' 8" x 8' 11" (4.16m x 2.72m)

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

EN-SUITE 8' 10" x 6' 4" (2.69m x 1.93m)

Upvc double glazed obscure window to front, modern fitted suite comprising close coupled w.c., pedestal wash



hand basin, fully tiled shower cubicle, tiled surrounds, radiator, vinyl flooring.

BEDROOM THREE 9' 5" x 8' 11" (2.87m x 2.72m)

Upvc double glazed window to rear, radiator.

FAMILY BATHROOM 8' 4" x 6' 1" (2.54m x 1.85m)

Upvc double glazed obscure window to rear, modern fitted suite comprising close coupled hidden cistern w.c., vanity wash hand basin, panelled bath, tiled surrounds, radiator, vinyl flooring.

EXTERNALLY

FRONT GARDEN

Area laid to lawn, small flower and shrub border, mature hedging, gated access to rear.

DRIVEWAY PARKING

Double width driveway parking.

GARAGE / STORAGE 11' 0" x 8' 4" (3.35m x 2.54m)

Up and over door, power and light, personal door to utility room.

REAR GARDEN

Fully enclosed and mainly laid to lawn with raised beds, patio area, gated access to front, outside tap.

