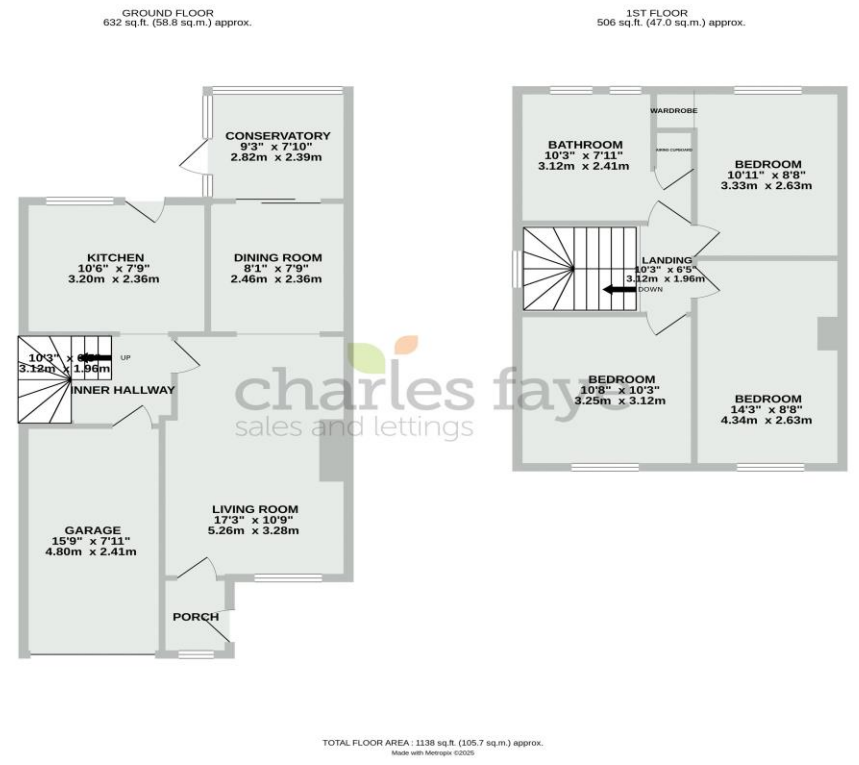


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and turn right at the mini roundabout on to Oxford Road. Go straight across at the next roundabout and take the second turning on the right into Abberd Way. Follow this road along and go past the school on the right. At the top of the road turn right into Westerham Walk and take the second turning on the left in to Portland Way and the property can be found a short way along on the left hand side on the turn into Cotswold Close.



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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1 Cotswold Close  
Calne, SN11 8LL

£299,950

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





1 Cotswold Close, Calne

This well-presented semi-detached home is situated in a popular area and benefits from a re-fitted kitchen, a conservatory overlooking the wonderful southerly facing private garden, driveway parking and single garage. The property boasts a 17'3 X 10'9 living room, dining room, a re-fitted kitchen, and a useful entrance porch to the ground floor. Upstairs, there are three double bedrooms which are all complemented by the family bathroom. Outside, the stunning rear garden has a southerly facing aspect, is non overlooked and includes multiple seating areas, storage areas, and is filled with an abundance of planting. There is driveway parking for three vehicles in front of the garage. An internal viewing is highly recommended!

- Semi Detached Property
  - 17'3 x 10'9 Living Room With Open Fire
  - Conservatory
  - Stunning Rear Garden
- Re-fitted Kitchen
  - Separate Dining Room
  - Three Double Bedrooms
  - Driveway Parking

PROPERTY FRONT

Pathway leading to entrance door.

ENTRANCE PORCH 5' 2" x 3' 4" (1.57m x 1.02m)

Upvc double glazed window to front, tiled flooring, door to living room.

LIVING ROOM 17' 3" x 10' 9" (5.25m x 3.27m)

Upvc double glazed window to front, open fireplace, radiator, opening through to dining room, door to inner hallway.

DINING ROOM 8' 1" x 7' 9" (2.46m x 2.36m)

Serving hatch through to kitchen, radiator, upvc sliding patio doors to conservatory.

CONSERVATORY 9' 3" x 7' 10" (2.82m x 2.39m)

Upvc construction, glass roof, low wall, single door to side, tiled flooring.



INNER HALLWAY 8' 8" x 6' 4" (2.64m x 1.93m)

Stairs rising to first floor, under stairs cupboard with space and plumbing for washing machine, radiator, doors to garage and kitchen, laminate flooring.

KITCHEN 10' 6" x 7' 9" (3.20m x 2.36m)

Upvc double glazed window to rear, re-fitted with matching floor to ceiling, wall and base cabinets with work surfaces over, ceramic sink unit, tiled splash backs, built in electric cooker, four ring electric hob with extractor hood over, space and plumbing for dishwasher, space for fridge freezer, door to rear, laminate flooring.

FIRST FLOOR ACCOMMODATION

LANDING 10' 3" x 6' 5" (3.12m x 1.95m)

Loft access, upvc double glazed window to side, doors to bedrooms and family bathroom.

BEDROOM ONE 10' 8" x 10' 3" (3.25m x 3.12m)

Upvc double glazed window to front, radiator.



BEDROOM TWO 14' 3" x 8' 8" (4.34m x 2.64m)

Upvc double glazed window to front, radiator.

BEDROOM THREE 10' 8" x 10' 3" (3.25m x 3.12m)

Upvc double glazed window to rear, built in wardrobe, radiator.

FAMILY BATHROOM 10' 3" x 7' 11" (3.12m x 2.41m)

Two upvc double glazed obscure windows to rear, re-fitted suite comprising close coupled w.c., pedestal wash hand basin, panelled bath with shower over, tiled surrounds, chrome towel radiator, airing cupboard, laminate flooring.



EXTERNALLY

FRONT GARDEN

Flower and shrub border filled with an abundance of plants, decked area for seating.

DRIVEWAY PARKING

There is driveway parking to the front of the property for three vehicles.

SINGLE GARAGE 15' 9" x 7' 11" (4.80m x 2.41m)

Up and over door, power and light, wall mounted gas boiler, personal door to house.

REAR GARDEN

Undoubtedly a major feature of the property and a must for any keen gardener this wonderful garden is filled with an abundance of mature plants including trees, flowers and shrubs, with areas to include seating and entertaining. There is a level lawn, pretty plant covered pergolas and a garden shed with covered seating to the side. A raised decked area and gated large storage area to the side of the property with access to front of property, complete this lovely garden.

