

DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and proceed straight across at the roundabout in to North Street. Proceed along and at the next roundabout, go straight over in to Lickhill Road. Take the first turning on the right into St Dunstan Court and the property can be found on the left 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.

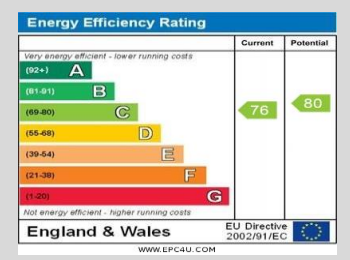
FINANCIAL ADVICE

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



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10 St. Dunstan Court
Calne, SN11 9SD
£315,000

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



10 St. Dunstan Court, Calne

CHAIN FREE. A stunning three double bedroom end of terraced townhouse benefiting from being updated to create a well designed family home and situated in a cul-de-sac within a small exclusive development in the former grounds of St. Dunstan House. The ground floor has been renovated to create a fantastic open plan kitchen breakfast room with integrated appliances, a central island and a range of wall and base cabinets maximizing the use of space. There is a well proportioned living dining space which overlooks the rear garden and a guest cloakroom completes the downstairs accommodation. The property has an excellent size principle bedroom suite situated on the top floor, with a larger than average en-suite and dressing room, two further double bedrooms on the middle floor which are both complemented by the large family bathroom. Externally the property has a single garage with a parking space. The home is close to local shops, schooling, doctors etc and countryside walks.

- Modern Townhouse
 - Open Plan Kitchen Breakfast Room
 - Living Dining Room
 - En-suite / Utility & Dressing Room
- Exclusive Small Development
 - Guest Cloakroom
 - Stunning Top Floor Principle Suite
 - Garden With Large Decked Area

PROPERTY FRONT

Oak front door with feature obscure glass inlet and canopied porch over.

OPEN PLAN KITCHEN BREAKFAST ROOM 13' 6" x 10' 4" (4.11m x 3.15m)

A wonderful kitchen breakfast space renovated to offer a versatile dining and entertaining space. A refitted shaker style kitchen with complementary butcher block work surface, butler sink with a flexi kitchen tap, integrated double oven and dishwasher, complementary island with induction hob and breakfast bar which accommodates seating, space for an American style fridge freezer, wooden flooring, radiator and double glazed window to front. Door to guest cloakroom, living/dining room and stairs rising to first floor.

GUEST CLOAKROOM

Fitted suite to include close coupled w.c., wall mounted sink unit, extractor fan, radiator, wooden flooring.



LIVING ROOM 18' 1" x 11' 9" (5.51m x 3.58m)

Double glazed window to rear, double glazed French doors opening to rear garden, television and telephone points, radiator, wooden flooring.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING

Double glazed window to front, doors to bedrooms two and three, family bathroom and stairs rising to second floor, laminate flooring, radiator.

BEDROOM TWO 11' 8" x 9' 1" (3.55m x 2.77m)

Double glazed window to rear, fitted double wardrobes, TV aerial point, laminate flooring, radiator,

BEDROOM THREE 9' 7" x 9' 1" (2.92m x 2.77m)

Double glazed window to front, fitted double wardrobes which has been fitted out with a desk to provide a work station, laminate flooring, radiator.



FAMILY BATHROOM 8' 4" x 6' 4" (2.54m x 1.93m)

Larger than average refitted family bathroom offering a double glazed obscure window to rear, close coupled w.c., vanity sink unit with storage, panellled bath fully tiled with shower over and glass screen, extractor fan, chrome towel rail, vinyl flooring.

SECOND FLOOR ACCOMMODATION

PRINCIPLE BEDROOM 14' 5" x 12' 10" (4.39m x 3.91m)

Impressive principle bedroom with double glazed dormer window to front, television point, loft access which has a light and is partially boarded, radiator, doors to en-suite and dressing room.



DRESSING ROOM 7' 8" x 7' 5" (2.34m x 2.26m)

Double glazed velux window to rear, hanging rails either side and space for a dressing table or drawers, radiator.

EN-SUITE / UTILITY ROOM 9' 11" x 8' 8" (3.02m x 2.64m)

Lovely bright and spacious en-suite shower room which has been cleverly updated to incorporate a utility space. Double glazed velux window to rear, close coupled w.c., vanity sink unit with marble effect work surface and storage, walk-in fully tiled shower, space and plumbing for washing machine, space for tumble dryer with work surface over, chrome heated towel rail, vinyl flooring.

EXTERNALLY

GARDEN

Fully enclosed with a large decking area.

DRIVEWAY PARKING AND SINGLE GARAGE

Up and over single garage is positioned to the front of the property and has power and light. There is a further parking space for 1 car. Additional parking for visitors is available.

