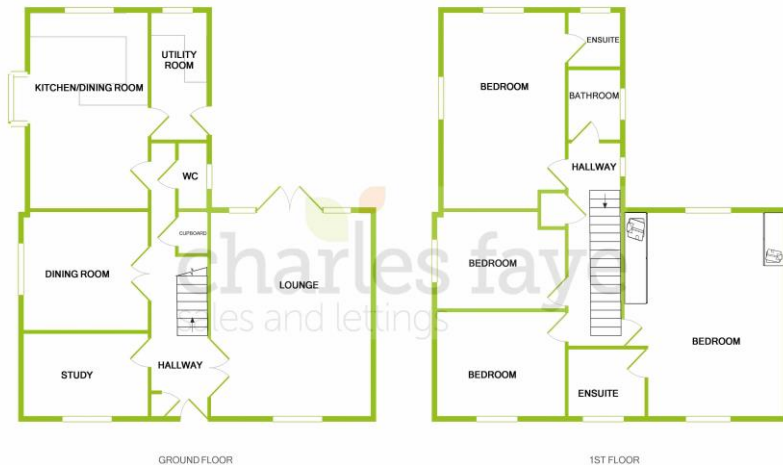


DIRECTIONS TO THE PROPERTY

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 on to Greenacres Way and at the second roundabout take the second exit right into Stickleback Road where the property can be found a little way along on the right hand side.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in their operation or efficiency on the date shown.
Made with Metropix 02/18



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.

USING CHARLES FAYE

Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

The office is locally owned and managed by Louise Burrows and her friendly, professional staff. Our aim is to provide the historic market town with an efficient service that is founded on traditional values of professionalism and integrity.

Quality of service is our hallmark and we know the importance of providing this in an effective, responsive and highly professional manner. So whatever your property needs are, talk to us to obtain the best possible advice on all property matters.

People and property are always at the heart of what we do. Whatever your circumstances, you can be assured that we will work hard to meet your needs.

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charles faye
sales and lettings

6 Stickleback Road
Calne SN11 9RB

£445,000

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PROPERTY DESCRIPTION

Stunning! This beautifully presented detached family home offers outstanding living space including four double bedrooms and three reception rooms. The ground floor offers an exceptional 18'2 x 15'1 living room with a feature limestone fireplace, a refitted 17'6 x 11'1 dining kitchen and separate large utility. There are two further reception rooms, guest cloakroom and a formal hall with the addition of an enclosed porch. The first floor has a gallery landing and a 18'3 x 15'4 master bedroom with en suite and extensive wardrobes. The second bedroom is 17'11 x 11'5 with an en-suite and the remaining double bedrooms are complemented by the family bathroom. Externally the landscaped garden has numerous areas of cultivation including raised beds, fruit trees and bushes, mature shrubs and trees with a paved entertaining space. There is gated driveway parking leading to the detached double garage.

SUMMARY

- **Stunning Detached House**
- **Refitted Dining Kitchen**
- **Study**
- **Two En-suites**
- **Three reception Rooms**
- **Separate Dining Room**
- **Four Double Bedrooms**
- **Landscaped Garden**

Sales

Lettings

Management

ACCOMMODATION

PROPERTY FRONT

Gated pathway leading to entrance porch.

ENTRANCE PORCH

Upvc double glazed door, windows to front and side, small wall, tiled flooring, upvc double glazed door to entrance hallway.

ENTRANCE HALLWAY

Ceiling coving, storage cupboard, under stairs storage cupboard, radiator, laminate flooring, stairs rising to first floor, double doors to living room, doors to study, dining kitchen, dining room and guest cloakroom.

LIVING ROOM 18' 2" x 15' 1" (5.53m x 4.59m)

Upvc double glazed window to front, limestone fireplace with inset gas fire, television and telephone point, ceiling coving, two radiators, upvc French doors to garden with double glazed windows to each side.

STUDY 11' 9" x 7' 6" (3.58m x 2.28m)

Upvc double glazed window to front, radiator.

DINING ROOM 11' 10" x 10' 4" (3.60m x 3.15m)

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

DINING KITCHEN 17' 6" x 11' 1" (5.33m x 3.38m)

Upvc double glazed window to rear and upvc double glazed bay window to side. Refitted with wall and base cabinets with complementary work surfaces over, stainless steel 1.5 bowl sink unit, tiled splash backs, stainless steel free standing range cooker with 7 ring gas hob, stainless steel extractor chimney over, integrated fridge with small freezer, integrated dishwasher, two radiators, tiled flooring to kitchen area, laminate flooring to dining area, door to utility room.

UTILITY ROOM 11' 9" x 6' 5" (3.58m x 1.95m)

Upvc double glazed window to rear, refitted wall and



base cabinets with work surfaces over, stainless steel sink unit, tiled splash backs, space and plumbing for washing machine, space for tumble dryer, wall mounted gas boiler, tiled flooring, double glazed door to garden.

GUEST CLOAKROOM 5' 5" x 2' 9" (1.65m x 0.84m)

Upvc double glazed window to side, fitted suite including low level w.c., wall mounted sink unit, tiled splash backs, radiator, laminate flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Upvc double glazed window to side, loft access, radiator, airing cupboard housing pressurised hot water tank, doors to all bedrooms and family bathroom.

MASTER BEDROOM 18' 3" x 15' 4" (5.56m x 4.67m)

Dual aspect upvc double glazed windows to front and rear and fitted with quality bespoke shutters, two built in wardrobes, television point, two radiators, door to en-suite

EN-SUITE 6' 3" x 5' 7" (1.90m x 1.70m)

Upvc double glazed obscure window to front, refitted suite comprising vanity wash hand basin, low level w.c., fully tiled double shower unit, storage cupboards, tiled surrounds, shaver point, radiator, tile effect tiled flooring.

BEDROOM TWO 17' 11" x 11' 5" (5.46m x 3.48m)

Dual aspect upvc double glazed windows to rear and side, radiator, door to en-suite.

EN-SUITE 6' 1" x 6' 0" (1.85m x 1.83m)

Upvc double glazed obscure window to rear, fitted suite including low level w.c., pedestal wash hand basin, tiled splash backs, fully tiled shower cubicle, tile effect, radiator, laminate flooring.

BEDROOM THREE 12' 1" x 9' 8" (3.68m x 2.94m)

Upvc double glazed window to front fitted with quality bespoke shutters, radiator.

BEDROOM FOUR 12' 1" x 8' 2" (3.68m x 2.49m)

Upvc double glazed window to side, radiator.

FAMILY BATHROOM 7' 1" x 5' 8" (2.16m x 1.73m)

Upvc double glazed obscure window to side, fitted suite comprising low level w.c., pedestal wash hand basin, panelled bath, tiled surrounds, radiator, tile effect laminate flooring.

EXTERNALLY

REAR GARDEN

The rear garden is a particular feature of this house and offers a great deal of privacy. It has been landscaped and has plenty of fruit trees to include cherry, plum, pear and apple, fruit bushes and grape vine. There are two paved patio areas suitable for dining or entertaining, decorative gravel areas with raised borders and a shaped lawn area with well stocked borders. There is gated access to the front of the property, an outside tap and light.

FRONT AND SIDE GARDEN

The front garden wraps round to the side of the property and is mainly laid to lawn enclosed with hedging.

USEFUL INFORMATION

More photographs and other information may be available for this property to view on our website. To access these details please visit our website www.charlesfaye.co.uk. Alternatively use the QR code on your smart phone.

COUNCIL TAX BAND

The council tax band for this property is band F

ADDITIONAL INFORMATION

Please note that all measurements are approximate and that we have not tested any of the fixtures and fittings within the property,

FINANCIAL ADVICE

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

VIEWING THE PROPERTY

All viewings must be made through Charles Faye only. Our normal office hours are Monday to Friday 0900 – 1730 and Saturdays 0900 – 1600. Sundays and evenings by prior appointment.



ENERGY EFFICIENCY RATING

Instructed

DRIVEWAY

Gated double width driveway leading to the double garage.

DOUBLE GARAGE

Two up and over doors, power and light, eaves storage, personal door to garden.

SOLAR PANELS

The solar panels are owned by the vendor. More information can be requested.