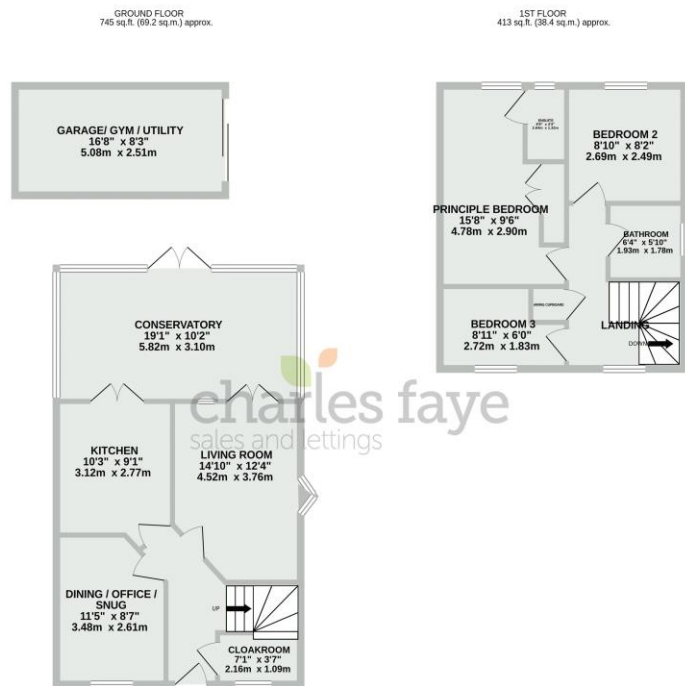


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then turn right at the roundabout on to Curzon Street. At the next roundabout turn right on to Greenacres Way and take the second turning right into Honeysuckle Close. At the mini roundabout keep to the left which leads into Poppy Close. At the T junction, turn left where the property can be found a little way along 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.



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.

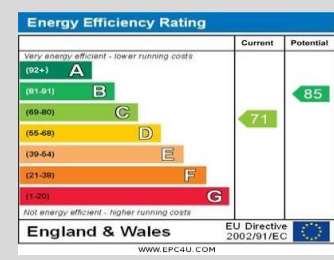
FINANCIAL ADVICE

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



8 Poppy Close
Calne, SN11 9TD
£372,000

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



8 Poppy Close, Calne

A deceptively spacious stunning three bedroom detached house situated on the fringes of Lansdowne Park and offering fabulous views over the neighbouring countryside. Updated throughout by the current owners the property includes a spacious living room, separate dining room / office / snug, modern refitted kitchen and a modern refitted guest cloakroom. A particular feature of this lovely property is the magnificent upvc conservatory that spans across the full width of the home and opens out on to the south facing garden. The first floor has three excellent bedrooms with the master bedroom benefiting from a modern refitted en-suite shower room and the remaining two bedrooms are complemented by the refitted family bathroom. There is an attractive private walled rear garden with a stunning oak gazebo providing entertaining space, a single garage which is currently used as a utility room come gym, a shed with power and light, a bike storage shed and driveway parking.

- **Detached Family Home**
 - **Updated Throughout**
 - **Refitted Kitchen**
 - **South Facing Delightful Private Garden**
 - **With Oak Gazebo**
- **Fringes of Lansdowne Park**
 - **Magnificent Upvc Conservatory**
 - **Refitted Bathroom, En-Suite And Cloakroom**
 - **Driveway Parking**

PROPERTY FRONT

Pathway leading to composite entrance door with canopied porch over and outside courtesy light.

ENTRANCE HALLWAY

Ceiling coving, stairs rising to first floor, doors to living room, dining room / office / snug, refitted kitchen and refitted guest cloakroom, laminate flooring.

GUEST CLOAKROOM 7' 1" x 3' 7" (2.16m x 1.09m)

Upvc double glazed obscure window to front, modern refitted suite comprising close coupled w.c., vanity wash hand basin, tiled surrounds, radiator, under stairs storage cupboard, laminate flooring.

LIVING ROOM 14' 10" x 12' 4" (4.52m x 3.76m)

Upvc double glazed feature window to side, window through to conservatory, fireplace with marble surround and inset electric fire, modern column style radiator, upvc double glazed French doors leading through to conservatory, laminate flooring.



CONSERVATORY 19' 1" x 10' 2" (5.81m x 3.10m)

A superb conservatory constructed of upvc with glass roof, ceiling fan, underfloor heating, tiled flooring and sliding upvc double glazed French doors to kitchen, upvc double glazed sliding doors leading to the garden.

KITCHEN 10' 3" x 9' 1" (3.12m x 2.77m)

Refitted modern kitchen to include wall and base cabinets with solid wood work surface over, ceramic double sink unit, tiled splash backs, built-in electric oven, five ring gas hob with stainless steel extractor hood over, space and plumbing for washing machine, integrated dishwasher, space for fridge freezer, wall mounted gas fired boiler, modern column style radiator, laminate flooring, upvc double glazed French doors to conservatory

OFFICE / DINING / SNUG 11' 5" x 8' 7" (3.48m x 2.61m)

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

LANDING

Upvc double glazed window to front, loft access, airing cupboard housing hot water tank, doors to all first floor accommodation.



PRINCIPAL BEDROOM 15' 8" x 9' 6" (4.77m x 2.89m)

Upvc double glazed window to rear, a range of built in wardrobes, radiator, door to en suite.

EN-SUITE SHOWER ROOM 5' 8" x 4' 4" (1.73m x 1.32m)

Upvc double glazed obscure window to rear, modern refitted suite comprising hidden cistern close coupled w.c., vanity wash hand basin, fully tiled shower cubicle,, fully tiled walls, modern towel radiator, tiled flooring with under floor heating.

BEDROOM TWO 8' 10" x 8' 2" (2.69m x 2.49m)

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

BEDROOM THREE 8' 11" x 6' 0" (2.72m x 1.83m)

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



FAMILY BATHROOM 6' 4" x 5' 10" (1.93m x 1.78m)

Upvc double glazed obscure window to side, modern refitted suite to include close coupled w.c., vanity wash hand basin, panelled bath with mixer tap shower over, shower screen, modern towel radiator, fully tiled walls, tiled floor with under floor heating.

EXTERNALLY

DRIVEWAY PARKING

There is driveway parking for one vehicle.

SINGLE GARAGE 16' 8" x 8' 3" (5.08m x 2.51m)

The single garage is currently used as a gym and utility room, boarded eaves storage with drop down ladder, power and light, upvc double glazed French doors providing access.

REAR GARDEN

The rear garden enjoys a great deal of privacy and benefits from a southerly aspect. It is fully enclosed and has been landscaped to offer areas of enjoyment to include a paved patio area to the side of the conservatory with a magnificent Oak Gazebo which is ideal for outside dining. There are also gravelled and decked areas and a pergola with climbing shrubs. The garden also benefits from an outside stone sink and tap, large storage shed with electric, wooden bike storage and the garage is now used as a gym and utility area. A gate provides access to the driveway.

SIDE GARDEN

Enclosed with hedging, laid to gravel, shrubs, wooden bin storage.

