

DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear left at the roundabout on to the A4. Go straight across at the set of traffic lights and then turn right at the roundabout into Station Road. Take the second turning on the left into Wenhill Heights and then the first turning on the left where the property can be found on the right 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.

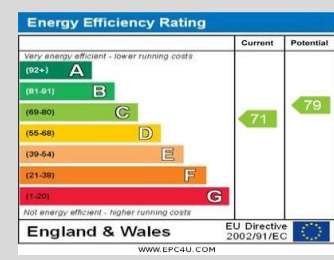
FINANCIAL ADVICE

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

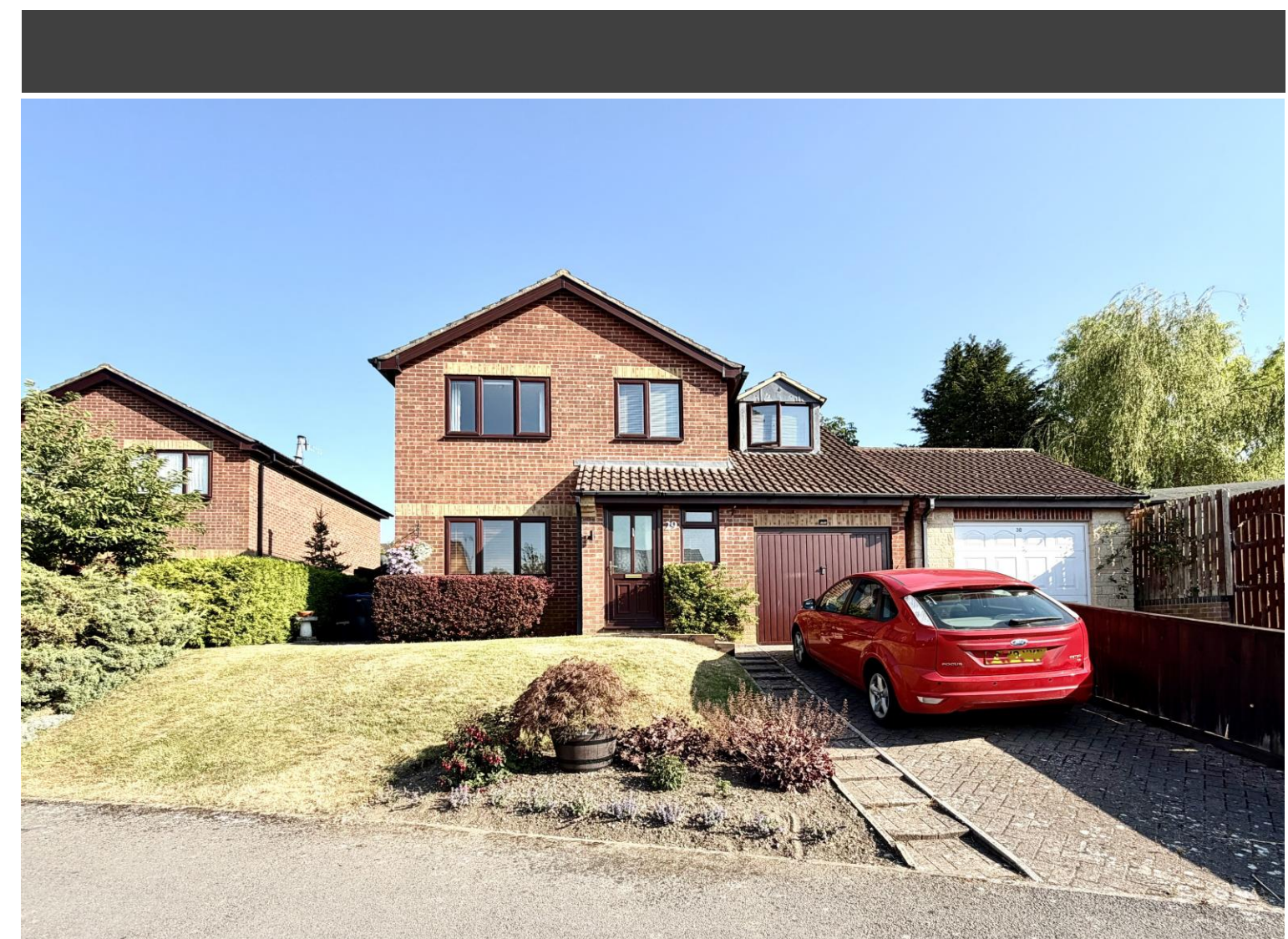
COUNCIL TAX BAND

The council tax band for this property is band D

PROPERTY RATING



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29 Wenhill Heights
Calne, SN11 0JZ
£400,000

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



29 Wenhill Heights, Calne

A beautifully presented four bedroom detached family home, extended at the rear and ideally situated within the highly sought after Wenhill Heights development. Perfect for those who enjoy outdoor living, the property boasts a good sized private, south-facing rear garden that enjoys plenty of sunshine throughout the day. The heart of the home is the impressive 16'4 x 16'3, open-plan dining kitchen, providing an ideal space for both everyday family life and entertaining. A separate utility room adds practicality, while the spacious 16'3 x 15'1 lounge features a stylish fitted gas fire with an attractive surround, creating a warm and inviting atmosphere. The ground floor also benefits from a useful utility room internal access to the integral garage and a convenient cloakroom. Upstairs, the property offers three generous double bedrooms, including a superb principal bedroom. A well proportioned fourth bedroom provides the perfect space for a child's room or home office.

- **Extended Four Bedroom Detached House**
 - **Impressive Dining Kitchen**
 - **Modern Updated Four Piece Bathroom**
 - **Private Southerly Facing Rear Garden**
- **Popular Location**
 - **Utility & Cloakroom**
 - **Front Garden**
 - **Driveway Parking & Single Garage**

PROPERTY FRONT

Steps leading up to entrance door.
ENTRANCE HALLWAY 6' 8" x 3' 1" (2.03m x 0.94m)
Oak doors to living room and guest cloakroom, radiator, wood flooring.
GUEST CLOAKROOM 6' 8" x 2' 6" (2.03m x 0.76m)
Upvc double glazed obscure window to front, modern fitted suite comprising close coupled w.c., counter top basin, tiled surrounds, radiator, oak wood flooring.
LIVING ROOM 16' 3" x 15' 1" (4.95m x 4.59m)
Upvc double glazed window to front, stairs rising to first floor, stylish fitted gas fire with modern surround, radiator, oak wood flooring, part glazed oak door to dining kitchen.
DINING KITCHEN 16' 4" x 16' 3" (4.97m x 4.95m)
Three upvc double glazed windows to rear and side, a modern solid wood fitted kitchen to include a range of wall and base cabinets with work surface over, inset stainless steel sink and a half, tiled splash backs, range cooker with gas hob, extractor hood over, space for fridge freezer, tiled flooring, part glazed oak door to utility room, upvc double glazed French doors to garden.



UTILITY ROOM 11' 11" x 7' 10" (3.63m x 2.39m)
Upvc double glazed window to rear, modern solid wood fitted wall and base cabinets with work surface over, large storage unit, inset stainless steel sink, tiled splash backs, space and plumbing for washing machine, space for tumble dryer, radiator, tiled flooring, oak door to garage, part glazed door to garden.

FIRST FLOOR ACCOMMODATION

LANDING 7' 0" x 6' 2" (2.13m x 1.88m)
Loft access, oak doors to all bedrooms and family bathroom.
BEDROOM ONE 14' 5" x 9' 0" (4.39m x 2.74m)
Upvc double glazed window to front, radiator.
BEDROOM TWO 10' 0" x 9' 11" (3.05m x 3.02m)
Upvc double glazed window to rear, radiator, laminate flooring.
BEDROOM THREE 15' 0" x 7' 9" (4.57m x 2.36m)
Upvc double glazed window to front, large wardrobe, radiator, laminate flooring.



BEDROOM FOUR 7' 2" x 6' 8" (2.18m x 2.03m)
Upvc double glazed window to front, good size storage cupboard housing boiler, radiator.
FAMILY BATHROOM
Two upvc double glazed obscure windows to rear, a luxury fitted four piece bathroom to include close coupled w.c., wall mounted wash hand basin, a separate shower cubicle, and whirlpool bath, chrome towel radiator, tiled flooring.

EXTERNALLY

FRONT GARDEN
Mainly laid to lawn with flower and shrub borders, partially enclosed with hedging, gated access to rear.
DRIVEWAY PARKING
There is a block paved driveway providing parking for two vehicles.



SINGLE GARAGE 16' 2" x 8' 9" (4.92m x 2.66m)
Up and over door, power and light oak door to utility room.
REAR GARDEN
The delightful south-facing rear garden is generously sized, offering a high degree of privacy and an ideal space for outdoor living. A paved patio provides the perfect setting for al fresco dining and entertaining, while steps lead up to a raised lawn bordered by a retaining wall. Raised sleeper beds are planted with mature shrubs and a tree, creating an attractive and established garden. The garden also benefits from gated side access to the front of the property, a garden shed, an outside tap, and direct access via French doors to the open-plan kitchen/dining/family room, as well as a separate door to the utility room.

