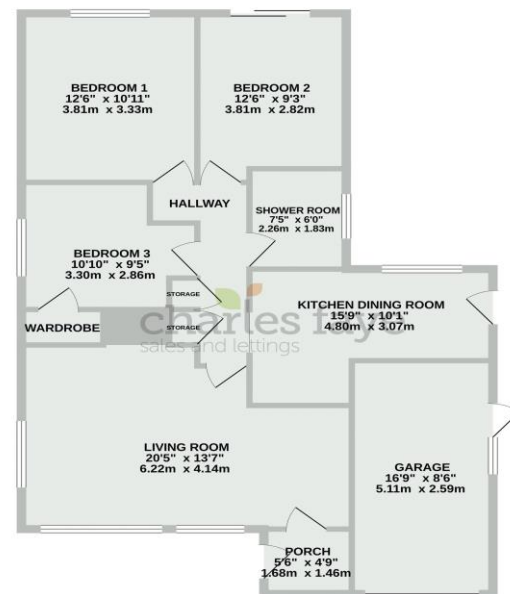


## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then left again at the roundabout on to the A4. Follow the road along going through the set of traffic lights and then go straight across at the next roundabout into New Road. At the double mini roundabout proceed straight over heading towards Marlborough. After approximately 1 1/2 miles you will pass The Talbot public house on your left. Take the next left into Wessington Park and left again where the property can be found a little way along on the left hand side indicated by the 'For Sale' board.



GROUND FLOOR  
1001 sq.ft. (93.0 sq.m.) approx.



TOTAL FLOOR AREA: 1001 sq.ft. (93.0 sq.m.) approx.  
Made with Magic 03025

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.

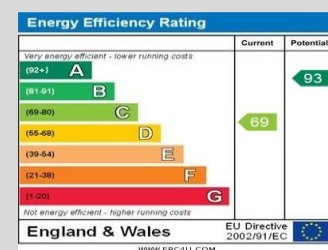
## FINANCIAL ADVICE

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

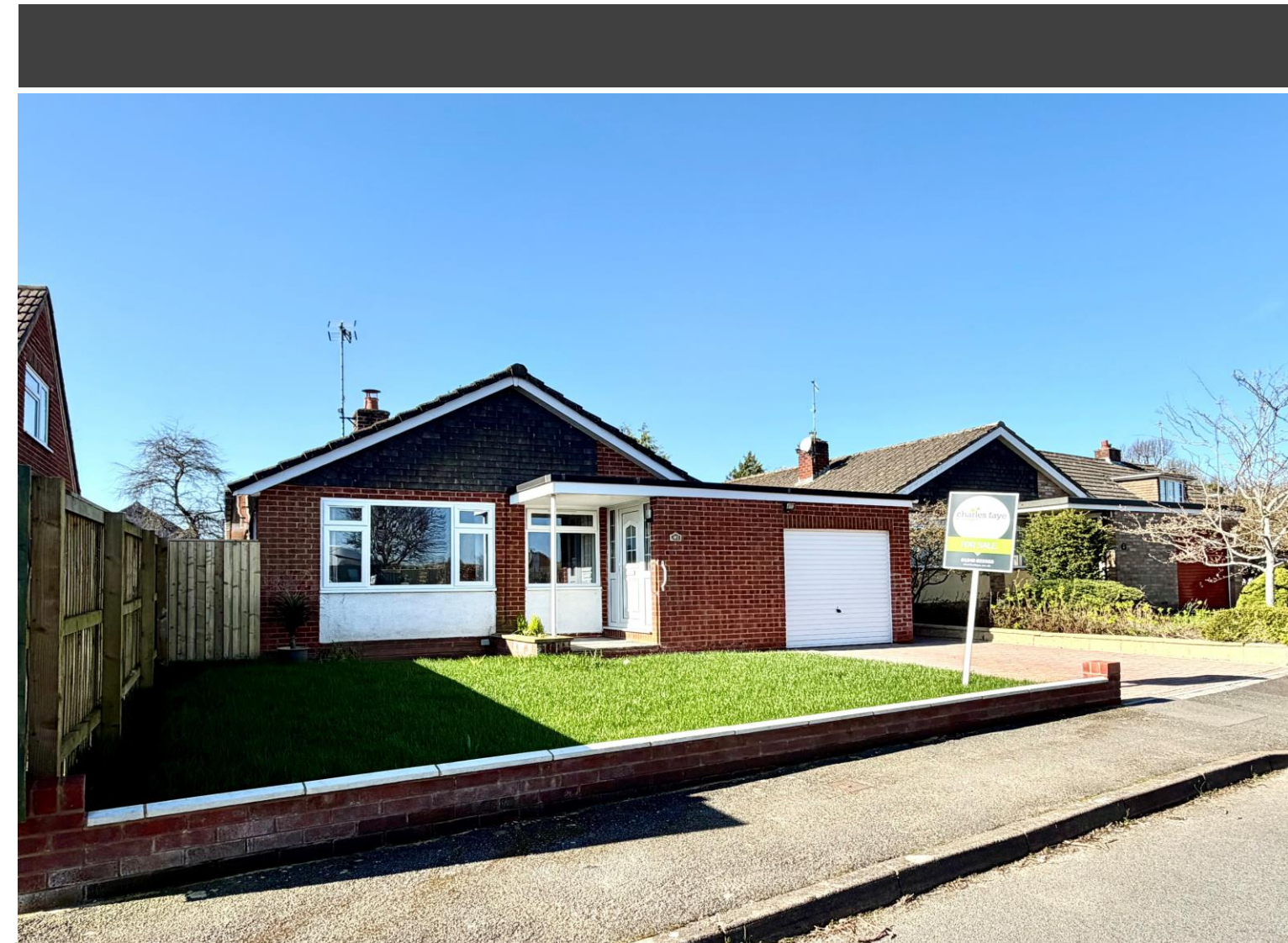
## COUNCIL TAX BAND

The council tax band for this property is band 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



46 Wessington Park  
 Calne, SN11 0AU

£420,000

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

  
**charles faye**  
 sales and lettings

## 46 Wessington Park, Calne

CHAIN FREE! This stunning three-bedroom detached bungalow has been beautifully refurbished by the current owners to include new windows, new electrics, new boiler and heating system, a new kitchen and more. The property is situated within a popular mature residential location close to open countryside on the south side of Calne. Finished to a high standard, this property offers stylish and practical living space and features a light, spacious and welcoming living room, a stunning re-fitted dining kitchen with modern integrated appliances. Three generous double bedrooms and a shower room, offering both comfort and contemporary design. Outside, the property benefits from a block paved driveway, a single garage and landscaped front and rear gardens. The rear garden includes a secluded southerly facing patio area ideal for entertaining and relaxation. With its combination of modern upgrades, spacious layout, and desirable location, this home is ready to move into making it an attractive option for potential buyers.

- **Beautifully Presented Detached Bungalow**
- **Modern Kitchen With Integrated Appliances**
- **Modern Shower Room**
- **Landscaped Gardens To Front And Rear**
- **Refurbished and Updated Throughout**
- **Three Double Bedrooms**
- **New Flooring Throughout**
- **Driveway Parking**

### PROPERTY FRONT

The property is approached via a block paved driveway leading to the entrance door with open storm porch over.

### ENTRANCE PORCH 5' 6" x 4' 9" (1.68m x 1.45m)

Upvc double glazed entrance door with windows either side, part glazed door to living room.

### LIVING ROOM 20' 5" x 13' 7" (6.22m x 4.14m)

Three upvc double glazed windows to front and side, electric fire with surround, radiator, part glazed door to hallway, newly laid carpet.

### INNER HALLWAY 13' 3" x 2' 9" (4.04m x 0.84m)

Loft access, doors to all bedrooms, shower room, opening through to kitchen, two useful storage cupboards, newly laid carpet.



### KITCHEN DINING ROOM 15' 9" x 10' 1" (4.80m x 3.07m)

Max

Upvc double glazed window to the rear, a stunning refitted kitchen with a range of modern wall and base cabinets with complementary work surface over, stainless sink unit with mixer tap over, tiled splash backs, integrated eye level double oven, four ring electric hob, extractor chimney over, integrated dishwasher and washing machine, integrated fridge freezer, radiator, newly laid vinyl flooring, upvc double glazed door to side.

### BEDROOM ONE 12' 6" x 10' 11" (3.81m x 3.32m)

Upvc double glazed window overlooking the rear garden, radiator, newly laid carpet.

### BEDROOM TWO 12' 6" x 9' 3" (3.81m x 2.82m)

Upvc double glazed sliding patio doors leading out to the rear garden, radiator, newly laid carpet.



### BEDROOM THREE 10' 10" x 9' 5" (3.30m x 2.87m)

Upvc double glazed window to side, built in single wardrobe, radiator, newly laid carpet.

### SHOWER ROOM 7' 5" x 6' 3" (2.26m x 1.90m)

Upvc double glazed obscure window to side, modern refitted suite comprising close coupled w.c., vanity wash hand basin, fully tiled walk in shower cubicle, fully tiled walls, radiator, newly laid vinyl flooring.



### EXTERNALLY

#### DRIVEWAY PARKING

There is block paved driveway parking to the front of the property.

#### SINGLE GARAGE 16' 9" x 8' 6" (5.10m x 2.59m)

Up and over door to front, power and light, upvc double glazed door and window to side, newly installed wall mounted boiler.

#### FRONT GARDEN

Enclosed with newly erected fence panels, small brick wall to front, mainly laid to lawn, gated access to side and rear garden.

#### PATIO AREA

A southerly facing secluded area with raised beds, laid with patio slabs, outside tap, gated access to rear garden, gated access to front, side access to garage.

#### REAR GARDEN

A delightful southerly facing private rear garden, fully enclosed with newly erected fence panels, landscaped for low maintenance, steps leading up to the newly laid lawn, storage area to side, gated access to patio area.

