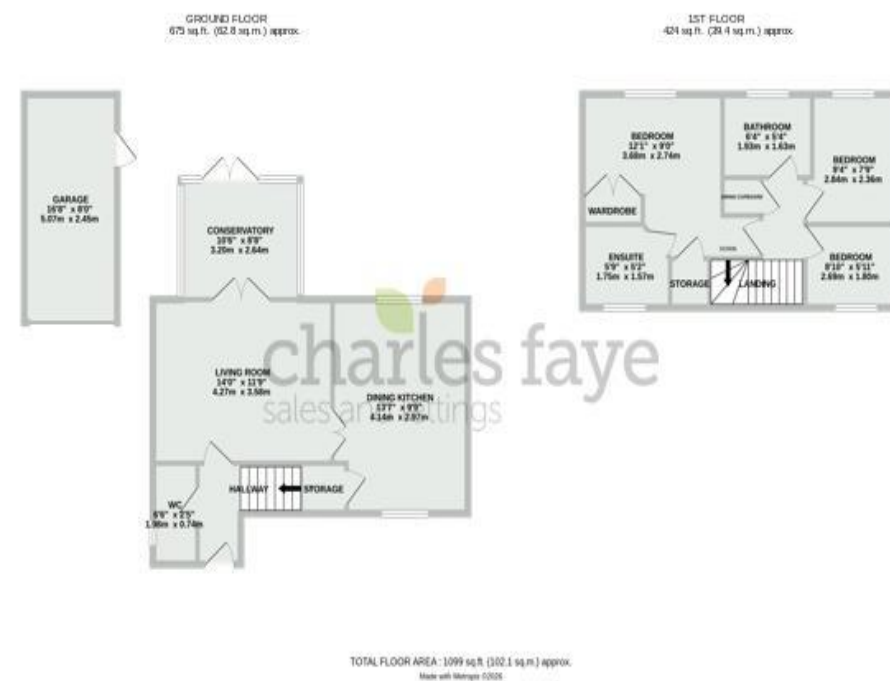


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear right at the roundabout on to the A4. Follow this road along and just after St Mary's Independent School turn right into Springfield Drive. The property can be found a little way along 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.



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.

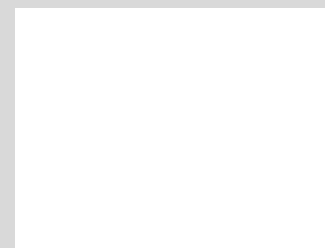
FINANCIAL ADVICE

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



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



14 Springfield Drive
Calne, SN11 0UG

£300,000

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

charles faye
sales and lettings

14 Springfield Drive, Calne

This lovely semi-detached updated residence is nestled in a highly sought after area within a peaceful setting and walking distance to the town center and its amenities. The home boasts a thoughtfully designed layout with fresh, contemporary decor to include a welcoming living room, a stunning dual aspect modern refitted dining kitchen perfect for entertaining, and a spacious garden room creating a seamless flow for both relaxation and entertaining. Convenience is key with the inclusion of a guest cloakroom on the main floor. The first floor offers three well proportioned bedrooms, including the principal bedroom having a modern en-suite, with the further two bedrooms being complemented by the family bathroom. Outside, the property impresses with a private well-maintained rear garden, offering a peaceful retreat, driveway parking and a single garage to the side of the property.

- **Stunning Three Bedroom Semi-Detached**
- **Stunning Refitted Dining Kitchen**
- **Newly fitted En-suite**
- **Driveway Parking**
- **Within Minutes To The Town Centre**
- **Large Garden Room**
- **Secluded Garden**
- **Single Garage**

PROPERTY FRONT

Pathway leading to entrance door.

ENTRANCE HALLWAY 0' 0" x 0' 0" (0.00m x 0.00m)

Stairs rising to first floor, doors to living room, guest cloakroom, radiator.

LIVING ROOM 14' 0" x 11' 9" (4.26m x 3.58m)

Upvc double glazed French patio doors leading to the garden room, radiator, double doors to dining kitchen.

GARDEN ROOM 10' 6" x 8' 9" (3.20m x 2.66m)

Upvc double glazed windows to sides and rear, solid tiled roof, French doors leading out to the garden, tiled flooring.



DINING KITCHEN 15' 7" x 9' 9" (4.75m x 2.97m)

Upvc double glazed window to front with half window shutter and window to rear, stunning refitted modern kitchen to include a range of wall and base units with work surface over, stainless steel inset sink, tiled splash backs, eye level built in double oven, electric four ring induction hob, extractor hood over, space and plumbing for dishwasher, space for fridge freezer, wall mounted boiler, large under stairs storage cupboard, radiator, tiled flooring to kitchen area.

GUEST CLOAKROOM 6' 6" x 2' 5" (1.98m x 0.74m)

Upvc double glazed window to side, fitted suite to include close coupled w.c., wall mounted wash hand basin, tiled splash backs, towel radiator, tiled flooring.

FIRST FLOOR ACCOMMODATION

LANDING 8' 11" x 3' 2" (2.72m x 0.96m)

Doors to all bedrooms, storage cupboard, family bathroom.



BEDROOM ONE 12' 1" x 9' 9" (3.68m x 2.97m)

Upvc double glazed window to rear, loft access, built in double wardrobe, storage cupboard, radiator, door to en-suite shower room.

EN-SUITE 5' 9" x 5' 9" (1.75m x 1.75m)

Upvc double glazed obscure window to front with half window shutter, fitted suite to include, close coupled w.c., pedestal wash hand basin, shower cubicle, chrome towel radiator, tiled flooring.

BEDROOM TWO 9' 4" x 7' 9" (2.84m x 2.36m)

Upvc double glazed window to the rear, radiator.



BEDROOM THREE 8' 7" x 6' 0" (2.61m x 1.83m)

Upvc double glazed window to the front with half window shutter, radiator.

FAMILY BATHROOM 6' 4" x 5' 4" (1.93m x 1.62m)

Upvc double glazed window to rear, fitted suite to include close coupled w.c., pedestal wash hand basin, panelled bath, tiled surrounds, towel radiator, vinyl flooring.

EXTERNALLY

DRIVEWAY PARKING

There is a block paved driveway for two vehicles to the front of the garage.

SINGLE GARAGE 16' 8" x 8' 0" (5.08m x 2.44m)

Up and over door, eaves storage, power and light, space and plumbing for washing machine, personal door to garden.

REAR GARDEN

mainly laid to lawn and very secluded, good size patio, flower boarder, gated access to driveway, personal door to garage.

