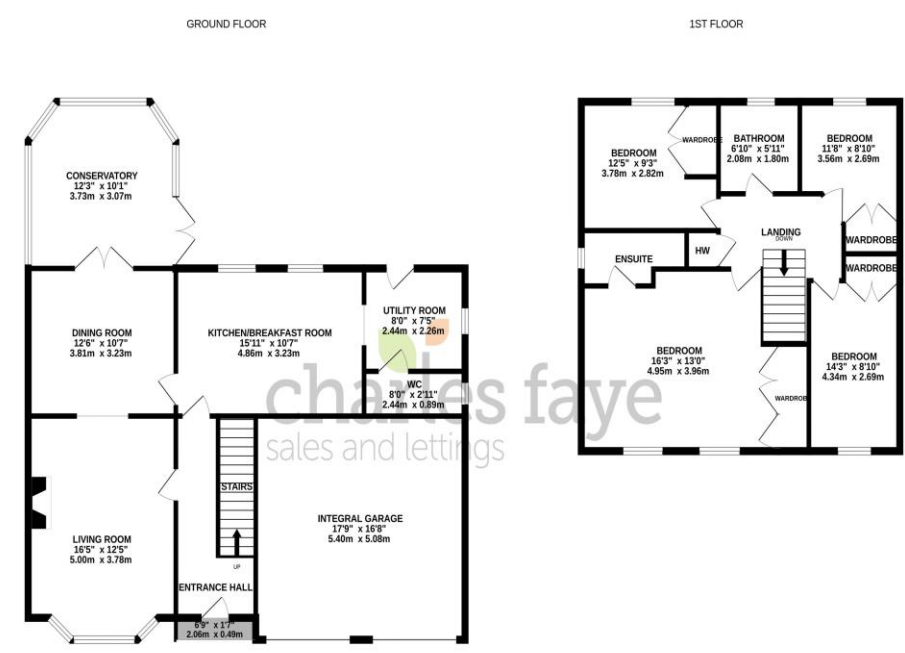
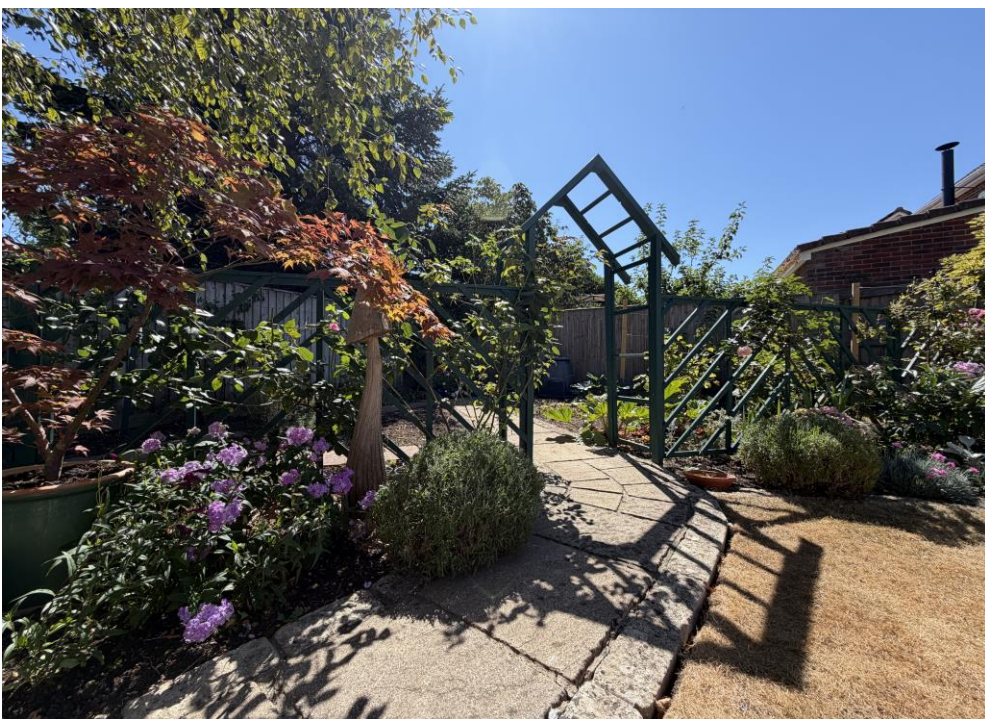


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear right at the roundabout on to Curzon Street. Continue along until you reach the next roundabout and then turn right on to Greenacres Way. Take the second turning on the right into Honeysuckle Close and then right again at the small roundabout. Take the next right into Newbury Avenue and follow the road around to the right and the property can be found straight ahead of you.



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.

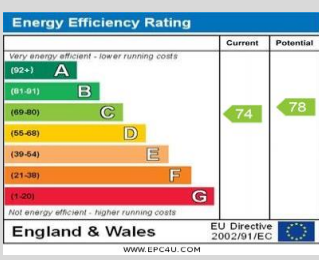
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band E

PROPERTY RATING



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56 Newbury Avenue
Calne, SN11 9UN
£550,000

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



56 Newbury Avenue, Calne

This stunning executive family home is brought to the market in IMMACULATE condition and is located on the ever popular Lansdowne Close development. The property is placed with open views to the front and side. The well planned accommodation boasts an impressive 15'11 x 10'7 breakfast kitchen with integrated appliances and granite work surfaces, a bright and spacious living room with bay window to the front and a separate dining room leading to the conservatory overlooking the landscaped garden. There is also a separate utility room, guest cloakroom and large hallway. To the first floor there are four bedrooms with the master having a refitted en-suite shower rooms and fitted wardrobes and a refitted family bathroom. The home offers good driveway parking and a double garage. The front and rear gardens are landscaped and have been beautifully tended and the rear offers a great deal of privacy. An EARLY VIEWING is HIGHLY RECOMMENDED.

- | | |
|--|---|
| <ul style="list-style-type: none">▪ Four Bedroom Detached House▪ Three Reception Rooms▪ Utility And Cloakroom▪ Ample Driveway Parking | <ul style="list-style-type: none">▪ Immaculately Presented▪ 15'11 x 10'7 Breakfast Kitchen▪ Refitted Bathroom And Refitted En-Suite |
|--|---|

PROPERTY FRONT

Pathway leading to entrance door.

ENTRANCE HALLWAY

Two upvc double glazed windows either side of doorway, ceiling coving, radiator, stairs rising to first floor, under stairs storage cupboard, doors to living room and breakfast kitchen.

BREAKFAST KITCHEN 15' 11" x 10' 7" (4.85m x 3.22m)

Two upvc double glazed windows to rear, modern fitted wall and base cabinets with granite work surface over, inset stainless steel sink unit, tiled splashbacks, four ring electric hob with separate gas burner, extractor chimney over, eye level double oven, fitted water softener, integrated dishwasher, integrated fridge freezer, inset spotlights, chrome ladder style radiator, tiled flooring, opening through to utility room.

UTILITY ROOM 8' 0" x 7' 5" (2.44m x 2.26m)

Upvc double glazed window to side, modern fitted wall and base cabinets with work surface over, stainless steel sink unit, tiled splashbacks, space for washing machine and tumble dryer, space for further fridge freezer, wall



mounted boiler, door to guest cloakroom, door to rear garden, tiled flooring.

GUEST CLOAKROOM 8' 0" x 2' 11" (2.44m x 0.89m)

Upvc double glazed window to side, fitted with a modern white suite comprising close coupled w.c., vanity wash hand basin, tiled splashbacks, radiator, tiled flooring.

LIVING ROOM 16' 5" x 12' 5" (5.00m x 3.78m) Into Bay Upvc double glazed bay window to front, ceiling coving, feature fireplace with inset electric fire, two radiators, television point, opening through to dining room.

DINING ROOM 12' 6" x 10' 7" (3.81m x 3.22m)

Ceiling coving, radiator, door to kitchen breakfast room, upvc double glazed French doors to conservatory.

CONSERVATORY 12' 3" x 10' 1" (3.73m x 3.07m)

Upvc double glazed with windows to three sides, low stone wall, wall mounted electric wall heater, tiled flooring, French doors to side.

FIRST FLOOR ACCOMMODATION



LANDING

Loft access, ceiling coving, airing cupboard housing hot water cylinder, doors to all bedrooms and family bathroom.

MASTER BEDROOM 17' 8" x 13' 0" (5.38m x 3.96m)

Two upvc double glazed windows to front, ceiling coving, range of built in wardrobes, radiator, door to en-suite.

EN-SUITE

Upvc double glazed window to side, modern refitted white suite comprising close coupled w.c., pedestal wash hand basin, tiled surrounds, fully tiled shower cubicle, chrome ladder style radiator, tiled flooring.

BEDROOM TWO 14' 3" x 8' 10" (4.34m x 2.69m)

Upvc double glazed window to front, built in double wardrobe, radiator.

BEDROOM THREE 12' 5" x 9' 3" (3.78m x 2.82m)Upvc double glazed window to rear, built in wardrobe, radiator.



BEDROOM FOUR 11' 8" x 8' 10" (3.55m x 2.69m)

Upvc double glazed window to rear, built in double wardrobe, radiator.

FAMILY BATHROOM 6' 10" x 5' 11" (2.08m x 1.80m)

Upvc double glazed window to rear, modern fitted suite comprising panelled bath, close coupled w.c., with hidden cistern, vanity wash hand basin, tiled surrounds, radiator, tiled flooring.

EXTERNALLY

FRONT GARDEN

Mainly laid to lawn with mature hedging.

DRIVEWAY PARKING

There is double width driveway parking to the front of the garage.

DOUBLE GARAGE 17' 9" x 16' 8" (5.41m x 5.08m)

Two single up and over doors, eaves storage, power and light.

REAR GARDEN

This stunning landscaped garden is a lovely addition to this property, there is a wonderful manicured lawn, patio areas have been created for entertaining and relaxing, borders are filled with an abundance of mature flowers and shrubs, mature trees provide shade on those hot summer days. Also included to the rear of the garden there is a good sized vegetable garden and to the side of the property the area is paved providing an ideal storage space for bins etc, gated access to front.

