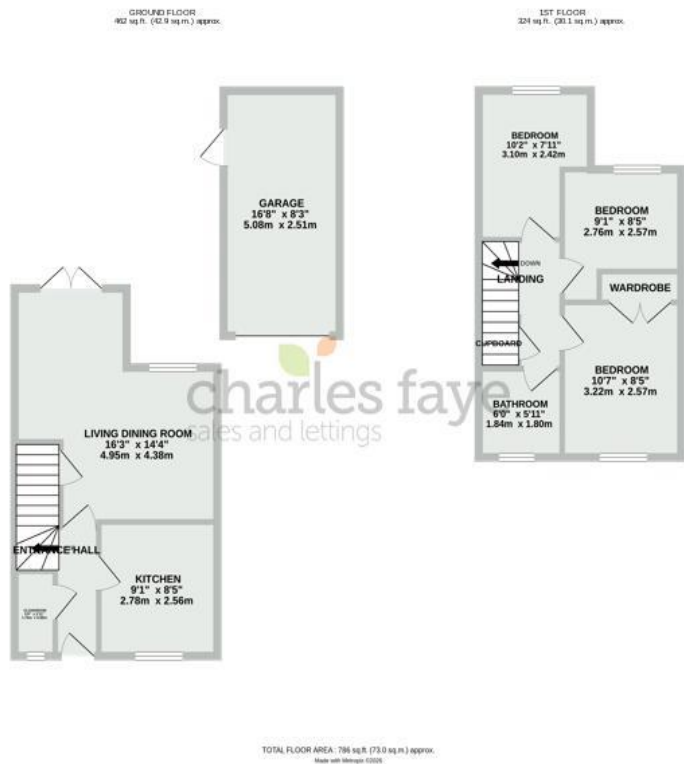


DIRECTIONS TO THE PROPERTY

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 right and then bear round to the left where the property can be found a little way along on the right.



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.

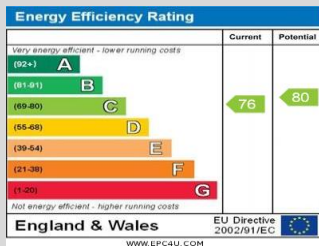
FINANCIAL ADVICE

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
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38 Poppy Close
Calne, SN11 9TD

£285,000

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

charles faye
sales and lettings

38 Poppy Close, Calne

This semi detached property is situated in a sought after location on the Lansdowne Park Development offering excellent access for the town centre and schools within the area. The home offers an entrance hallway with the refitted guest cloakroom off, an 'L' shaped living dining room overlooking the garden and the modern refitted kitchen to the front. To the first floor there are three bedrooms and the refitted modern family bathroom. The house has ample driveway parking leading to a single garage and there is a fully enclosed garden to the rear.

- Modern Semi-Detached House
 - Refitted Modern Kitchen
 - Three Bedrooms
 - Enclosed Rear Garden
- Popular Location
 - Refitted Guest Cloakroom
 - Refitted Family Bathroom
 - Multiple Driveway Parking

PROPERTY FRONT

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

ENTRANCE HALLWAY

Stairs rising to first floor, doors to kitchen, guest cloakroom and living dining room, radiator, laminate flooring.

KITCHEN 9' 1" x 8' 5" (2.77m x 2.56m)

Upvc double glazed window to front, refitted with modern wall, base and drawer units with work surfaces over, stainless steel sink unit, tiled splash backs, electric oven, 4 ring gas hob with extractor chimney over, space and plumbing for washing machine, space for fridge freezer, wall mounted gas boiler, vinyl flooring.

GUEST CLOAKROOM 5' 9" x 2' 11" (1.75m x 0.89m)

Upvc double glazed obscure window to front, modern refitted suite to include close coupled w.c., vanity wash hand basin with tiled surrounds, radiator, tiled flooring.



LIVING ROOM AREA 11' 10" x 10' 6" (3.60m x 3.20m)

Upvc double glazed window to rear, fireplace surround, radiator, under stairs storage, laminate flooring.

DINING AREA 10' 5" x 7' 11" (3.17m x 2.41m)

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

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, doors to airing cupboard, all bedrooms and family bathroom.

BEDROOM ONE 10' 7" x 8' 5" (3.22m x 2.56m)

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

BEDROOM TWO 9' 2" x 8' 1" (2.79m x 2.46m)

Upvc double glazed window to rear, radiator.



BEDROOM THREE 10' 2" x 7' 11" (3.10m x 2.41m)

Upvc double glazed window to rear, builtin floor to ceiling book case, radiator.

FAMILY BATHROOM 6' 0" x 5' 11" (1.83m x 1.80m)

Upvc double glazed obscure window to front, modern refitted suite to include close coupled w.c., vanity wash hand basin, panelled bath with shower over and glass screen, tiled surrounds, wall mounted electric demisting mirror with light, chrome towel radiator, vinyl flooring.



EXTERNALLY

FRONT GARDEN

Laid to lawn and gravel with mature shrubs.

DRIVEWAY

Driveway parking for several vehicles leading to a single garage.

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

Up and over door, power and light, eaves storage, personal door to garden.

REAR GARDEN

The rear garden is mainly laid to lawn with perimeter fencing and enjoys a southerly facing aspect. There are mature trees and shrubs, a small patio area, gravel area to the rear of the garage and ideal place for a garden shed, personal door to garage and gated side access.

