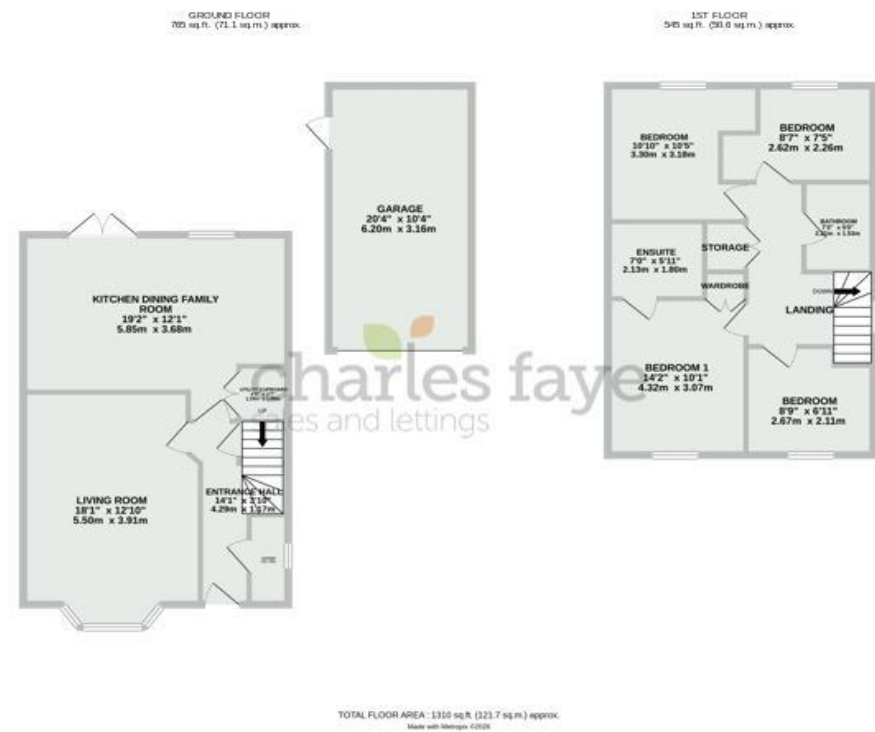


**DIRECTIONS TO THE PROPERTY**



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.

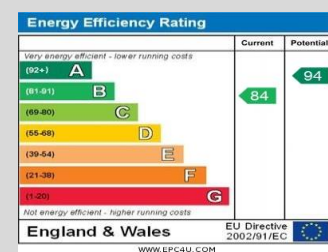
**FINANCIAL ADVICE**

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**



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



**8 Hurricane Drive  
Calne, SN11 8GB**

**£380,000**

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



## 8 Hurricane Drive, Calne

This modern detached house offers spacious family living, featuring a bright reception room and a stunning dining kitchen equipped with integrated appliances and French doors leading out to the secluded rear garden. A separate utility cupboard provides additional storage, while a convenient cloakroom is also located on the ground floor. The property includes four bedrooms, with the principal bedroom benefitting from an en-suite shower room and fitted wardrobes, while the remaining rooms share a well-appointed family bathroom. Outside, the beautifully maintained enclosed rear garden offers a private outdoor space, perfect for relaxing or entertaining at this delightful property. A single garage provides secure parking, alongside a driveway with space for several vehicles, offering ample parking options.

- **Stunning Detached Home**
- **Open Plan Dining Kitchen**
- **Utility Cupboard And Cloakroom**
- **Stunning Secluded Garden**
- **Four Bedrooms**
- **Integrated Appliances**
- **Principal Bedroom With En-Suite**
- **Driveway Parking**

### PROPERTY FRONT

Pathway leading to entrance door with canopy porch over.

### ENTRANCE HALLWAY 14' 1" x 3' 10" (4.29m x 1.17m)

Stairs rising to first floor, doors to guest cloakroom, living room, kitchen dining family room, under stairs storage, radiator, tiled flooring.

### GUEST CLOAKROOM 6' 11" x 2' 10" (2.11m x 0.86m)

Upvc double glazed obscure window to side, modern fitted suite comprising close coupled w.c., pedestal wash hand basin, tiled splash backs, radiator, tiled flooring.

### LIVING ROOM 18' 1" x 11' 9" (5.51m x 3.58m)

Upvc double glazed bay window to front, television and telephone points, two radiators.

### KITCHEN DINING LIVING ROOM 19' 2" x 10' 5" (5.84m x 3.17m)



Kitchen Area: Upvc double glazed window to rear, fitted wall and base units with complementary work surfaces over and matching upstands, stainless steel 1.5 bowl sink unit, double oven, induction hob with extractor hood over, integrated fridge/freezer and dishwasher, stainless steel wine fridge, central island unit, double doors to utility area with storage cupboards and integrated washing machine, radiator, tiled flooring. Dining Area: Upvc double glazed French doors to garden, television point, tiled flooring.

### FIRST FLOOR ACCOMMODATION LANDING

Upvc double glazed window to side, loft access, doors to all bedrooms, family bathroom, door to airing cupboard housing hot water tank.

### PRINCIPAL BEDROOM 14' 2" x 10' 1" (4.31m x 3.07m)

Upvc double glazed window to front, fitted wardrobes with mirrored front, radiator, door to en-suite.

### EN-SUITE 10' 10" x 10' 5" (3.30m x 3.17m)



Modern fitted suite comprising close coupled w.c., pedestal wash hand basin, large shower cubicle, tiled surrounds, radiator, vinyl flooring.

### BEDROOM TWO 10' 10" x 10' 5" (3.30m x 3.17m)

Upvc double glazed window to rear, radiator.

### BEDROOM THREE 8' 10" x 8' 4" (2.69m x 2.54m)

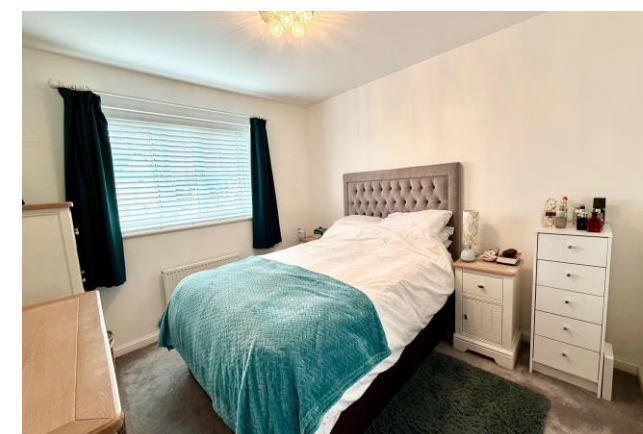
Upvc double glazed window to front, radiator.

### BEDROOM FOUR 8' 7" x 7' 5" (2.61m x 2.26m)

Upvc double glazed window to rear, radiator.

### FAMILY BATHROOM 7' 2" x 5' 0" (2.18m x 1.52m)

Upvc double glazed obscure window to side, modern fitted suite comprising close coupled w.c., pedestal wash hand basin with tiled splash backs and mirror over,



panelled bath with shower over, tiled surrounds, recessed spotlights, extractor fan, radiator, vinyl flooring.

### EXTERNALLY

#### FRONT GARDEN

Mainly laid to lawn with a range of flowers and shrubs, gated access to rear garden.

#### DRIVEWAY PARKING

There is driveway parking to the front of the garage for at least two vehicles.

#### SINGLE GARAGE 20' 4" x 10' 4" (6.19m x 3.15m)

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

#### REAR GARDEN

A beautifully maintained garden providing a lovely space to enjoy and relax in. The area is fully enclosed and very private with mature planting, a good size paved patio area and a level lawn with steps leading to raised decking and a home office (under separate negotiation). There is a personal door to garage and gated access to the front.

#### HOME OFFICE (UNDER SEPARATE NEGOTIATION) 9' 7" x 7' 6" (2.92m x 2.28m)

The office has double glazed windows and double doors to the front. It is fully insulated and has an electric radiator and fitted blinds.

