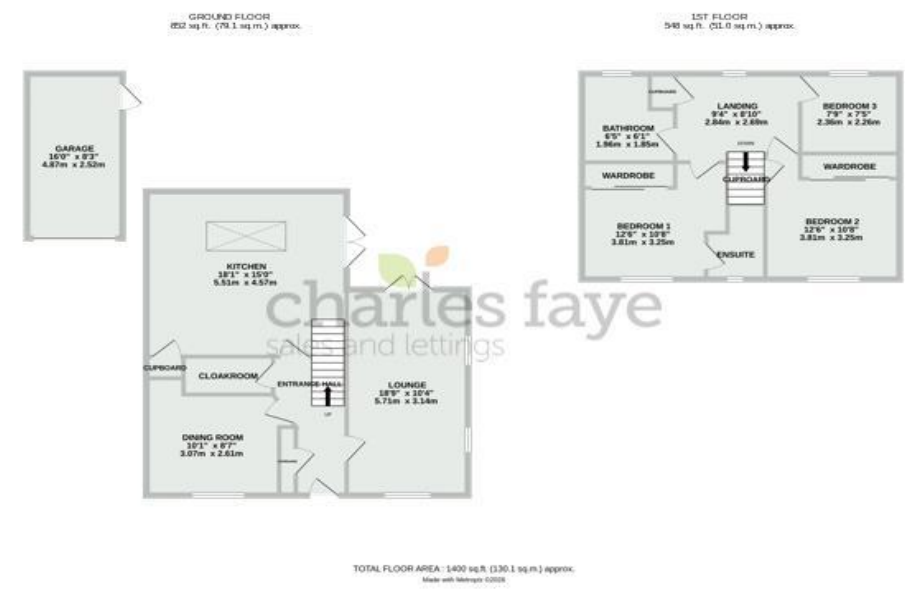


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and at the roundabout go straight over into North Street. Follow this road along and at the roundabout turn right on to Zander Road. Continue along this road passing a green on your right and two greens on your left. This leads in to Buzzard Road where the property can be found a little way along on the left 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.

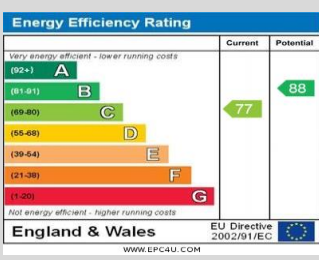
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band 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



33 Buzzard Road
Calne, SN11 9SA
£375,000

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

charles faye
sales and lettings

This impressive three bedroom detached home has been thoughtfully extended and enhanced by the current owners, creating a stylish and versatile family residence. The stunning extension provides a good sized kitchen/diner with a striking lantern roof light, flooding the room with natural light and creating an ideal space for everyday living and entertaining. There is also a spacious living room, separate study and guest cloakroom. Upstairs are two double bedrooms and a single bedroom, with the principal bedroom benefiting from an en-suite, alongside a family bathroom. The property has undergone numerous improvements, including a re-fitted kitchen, elegant oak and glass staircase, new internal doors, windows and external doors, resulting in a modern and beautifully presented home. Outside, the property enjoys a private rear garden, while to the front there is driveway parking and a single garage, providing useful additional storage. This superb home offers excellent accommodation, quality enhancements and practical family living.

- Beautiful 3 Bedroom Detached
 - Extended Kitchen & Striking Lantern Roof
 - Study
 - En-Suite to Principal Bedroom
- Stunning Re-fitted Kitchen
 - Good Size Living Room
 - Bespoke Oak & Glass Staircase
 - Two Further Bedrooms

PROPERTY FRONT

Stylish composite door with canopied porch over and a practical exterior courtesy light.

HALLWAY

Featuring a stunning oak and glazed staircase rising to the first floor, with bespoke under-stairs shoe storage and a useful cupboard housing the meters. Further enhanced by ceiling coving and engineered oak flooring, with doors providing access to all ground floor accommodation.

LIVING ROOM 18' 9" x 10' 4" (5.71m x 3.15m)

A bright and well appointed reception room featuring a upvc double glazed window to the front, complemented by upvc double glazed French doors opening directly onto the garden. Further benefits include elegant ceiling coving, a television point and two telephone points. two radiators, engineered oak flooring.

KITCHEN / DINING ROOM 18' 1" x 15' 9" (5.51m x 4.80m)

The current owners have thoughtfully extended the property to create this exceptional space. The beautifully



refitted kitchen features a comprehensive range of quality wall and base cabinets, including a selection of elegant glass fronted display units, complemented by attractive zenith calderia laminate work surfaces and matching up stands. A central island provides a superb focal point, with an induction hob, stylish extractor and useful breakfast bar. Further features include a PVD sink unit, integrated eye-level double oven, fridge freezer, dishwasher and washing machine, together with a cupboard housing the gas boiler and radiator. Luxury vinyl flooring flows throughout. A particularly impressive entertaining space, with a striking lantern window flooding the room with natural light. The space is finished with luxury vinyl flooring and benefits from underfloor heating. Upvc French doors leading out to garden.

STUDY 10' 1" x 8' 9" (3.07m x 2.66m)

A upvc double glazed window to the front, ceiling coving, radiator, power socket with USB points, and attractive engineered oak flooring.

GUEST CLOAKROOM

Fitted suite comprising close coupled w.c., vanity wash hand basin, extractor fan, engineered oak flooring.



LANDING

A upvc double glazed window to the rear, useful built in storage cupboard, ceiling coving, and doors providing access to all first floor accommodation.

PRINCIPAL BEDROOM 12' 6" x 10' 6" (3.81m x 3.20m)

A bright and well appointed bedroom featuring a upvc double glazed window to the front, complemented by a radiator and telephone point. A door leads through to the private en-suite facilities.

EN-SUITE

A beautiful re-fitted shower room featuring a upvc double glazed obscure window to the front and a contemporary suite comprising a w.c. with concealed cistern, stylish vanity wash hand basin and fully tiled shower enclosure. The room is complemented by recessed spotlights, extractor fan, shaver point, chrome ladder style heated towel rail and attractive ceramic tiled flooring.



BEDROOM TWO 12' 6" x 10' 6" (3.81m x 3.20m)

A upvc double glazed window to the front and a fitted triple wardrobe with sliding mirrored doors. Loft access with pull down ladder and lighting, a useful additional storage cupboard and radiator.

BEDROOM THREE 7' 9" x 7' 5" (2.36m x 2.26m)

A bright room featuring a upvc double glazed window to the rear, complemented by a radiator.

FAMILY BATHROOM 6' 5" x 6' 1" (1.95m x 1.85m)

A upvc double glazed obscure window to the rear, fitted suite comprising a close coupled w.c., pedestal wash hand basin, panelled bath with shower over, tiled surrounds, recessed spotlights, shaver point, chrome ladder radiator and attractive laminate flooring.

DRIVEWAY & GARAGE

To the side of the property, the driveway provides off road parking for several vehicles and leads to the garage, which benefits from an up and over door, power and lighting and personal door to rear garden.

REAR GARDEN

A particularly private and fully enclosed L-shaped garden, thoughtfully designed to provide a variety of areas for relaxation and entertaining, with a paved patio area, level lawn and complemented by well established perimeter borders. Gated side access provides added convenience. A hot tub is also available by separate negotiation.

