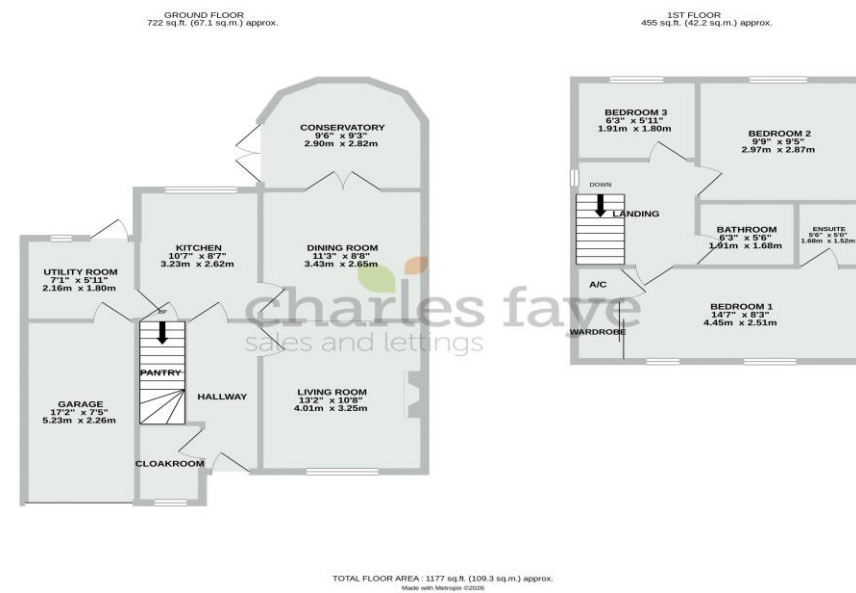


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear left again at the roundabout on to Curzon Street. Follow the road along passing through the set of traffic lights and keep left at the next roundabout in to New Road. At the double mini roundabout turn right on to Silver Street and at the next roundabout turn left into Lavender Drive. Follow this road along and around to the left into Azalea Close where the property can be found a little way along on the left hand side.



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.

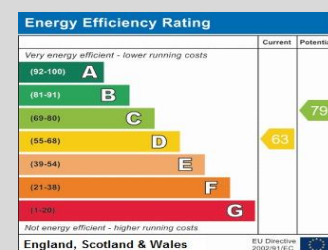
FINANCIAL ADVICE

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



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VIEW ONLINE



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.



11 Azalea Close
Calne, SN11 0QT
£350,000

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

charles faye
sales and lettings

11 Azalea Close, Calne

CHAIN FREE! Located within a small cul-de-sac on the popular Silverglades development to the South side of town this well presented modern detached house offers light and spacious family living. Included is a refitted kitchen, separate dining room with a conservatory off which overlooks the rear garden, There is a good size living room, a convenient utility room and the guest cloakroom completes the ground floor. To the first floor there are three bedrooms, with the principal bedroom complemented by an en-suite shower room and the remaining rooms share a well-appointed family bathroom. Outside, the enclosed south facing rear garden offers a wonderful outdoor space, perfect for relaxing and entertaining and a single garage provides secure storage and parking with ample driveway parking to the front of the property.

- Detached House
- Conservatory
- Three Bedrooms
- Secluded Rear Garden
- Three Reception Rooms
- Utility Room
- En-Suite
- Driveway Parking

PROPERTY FRONT

Block paving leading to the entrance door with canopy porch over.

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

Stairs rising to first floor, doors to living room, kitchen and guest cloakroom, radiator, under stairs storage cupboard, laminate flooring.

CLOAKROOM 6' 3" x 2' 8" (1.90m x 0.81m)

Obscured Upvc double glazed window to front, fitted suite to include close coupled w.c., wash hand basin with tiled splash back, radiator, laminate flooring.

LIVING ROOM 13' 2" x 10' 8" (4.01m x 3.25m)

Upvc double glazed window to front, feature fireplace with electric fire, opening to dining room, radiator, laminate flooring.



DINING ROOM 11' 3" x 8' 8" (3.43m x 2.64m)

Door to kitchen, radiator, double glazed sliding doors to conservatory, laminate flooring.

CONSERVATORY 9' 6" x 9' 3" (2.89m x 2.82m)

Upvc construction, French patio doors out to the garden, tiled flooring.

KITCHEN 10' 7" x 8' 7" (3.22m x 2.61m)

Upvc double glazed window to rear, fitted with a range of wall and base cabinets with work surface over, stainless steel sink with mixer taps. built in electric oven, four ring gas hob with cooker hood over, space and plumbing for dishwasher, large storage cupboard, door to utility room, tiled flooring.

UTILITY ROOM 7' 1" x 5' 11" (2.16m x 1.80m)

Upvc double glazed window to rear, space for washing machine with work surface over, space for fridge freezer, wall mounted boiler, radiator, door to garage, upvc double glazed door to rear, tiled flooring.



FIRST FLOOR ACCOMMODATION

LANDING

Loft access, upvc double glazed window to side, doors to all bedrooms and family bathroom.

BEDROOM ONE 14' 7" x 8' 3" (4.44m x 2.51m)

Two upvc double glazed windows to front, built in wardrobe, built in cupboard, radiator, door to en suite shower room.

EN-SUITE SHOWER ROOM 5' 6" x 5' 0" (1.68m x 1.52m)

Upvc double glazed obscure window to side, fitted suite comprising close coupled w.c., vanity wash hand basin, fully tiled shower cubicle, tiled surrounds, radiator, tiled flooring.



BEDROOM TWO 9' 9" x 9' 5" (2.97m x 2.87m)

Upvc double glazed window to rear, radiator.

BEDROOM THREE 6' 7" x 5' 11" (2.01m x 1.80m)

Upvc double glazed window to rear, radiator.

FAMILY BATHROOM 6' 3" x 5' 6" (1.90m x 1.68m)

Fitted suite comprising panelled bath with shower over, close coupled w.c., pedestal wash hand basin, tiled surrounds, radiator, vinyl flooring.

EXTERNALLY

FRONT OF PROPERTY

Blocked paved and tarmac driveway providing ample parking, partly laid to lawn, gated access to rear garden.

SINGLE GARAGE 17' 2" x 7' 5" (5.23m x 2.26m)

Up and over door, power and light, personal door to utility room.

REAR GARDEN

Lovely southerly facing rear garden offering a high degree of privacy, generous lawn and patio areas with mature planting, gated access to front.

