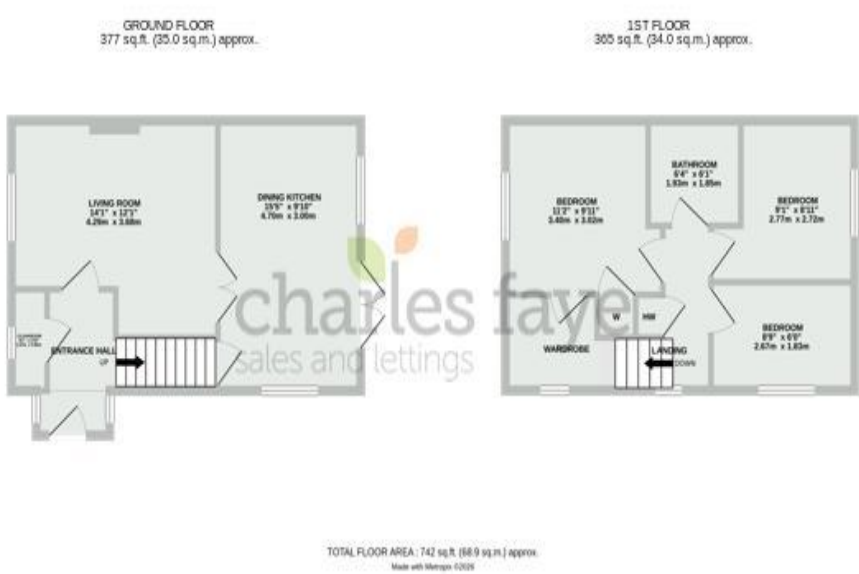


DIRECTIONS TO THE PROPERTY

From our office turn right into Wood Street, then across the roundabout into North Street, continue to the round about and turn left into School Road, take the first right into Isis Close, and 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.

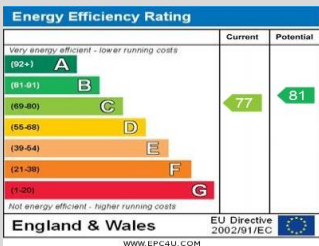
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band C

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



41 Isis Close
Calne, SN11 9FD

£270,000

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

charles faye
sales and lettings

This beautifully presented three-bedroom semi-detached home occupies a desirable position within a popular cul-de-sac, making it an excellent choice for families and professionals alike. The accommodation is thoughtfully arranged and comprises a welcoming entrance hallway, a convenient cloakroom, a spacious and comfortable lounge, and a stylish modern kitchen/dining room that provides an ideal space for both everyday living and entertaining. To the first floor, there are three well proportioned bedrooms, including a generous principal bedroom benefiting from a walk in wardrobe, together with a contemporary family bathroom. Outside, the property enjoys an enclosed rear garden offering a private space for relaxation and outdoor dining. Further benefits include a garage and off road parking. Combining well planned living space with a sought after residential location, this attractive home presents an excellent opportunity for those seeking comfortable family living.

- | | |
|---|--|
| <ul style="list-style-type: none">▪ Three-bedroom semi-detached home▪ Refitted Modern Dining Kitchen▪ Guest Cloakroom▪ Low Maintanance Rear Garden | <ul style="list-style-type: none">▪ Situated In A Popular Cul-De-Sac Location▪ Spacious Lounge▪ Bedroom One With Walk in Wardrobe |
|---|--|

PROPERTY FRONT

Pathway leading to entrance door.

ENTRANCE HALLWAY 9' 1" x 3' 5" (2.77m x 1.04m)

Upvc double glazed windows to either side, stairs rising to first floor, doors to cloakroom and living room, tiled flooring.

GUEST CLOAKROOM 5' 2" x 2' 10" (1.57m x 0.86m)

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

LIVING ROOM 14' 1" x 12' 1" (4.29m x 3.68m)

Upvc double glazed window to side, radiator, door to dining kitchen, laminate flooring.

DINING KITCHEN 15' 4" x 9' 7" (4.67m x 2.92m)

Upvc double glazed window to front and side, modern refitted kitchen with matching wall and base cabinets with work surface over, stainless steel sink unit, tiled



splash backs, built in cooker, four ring gas hob, extractor hood over, space and plumbing for washing machine, and dishwasher, space for fridge freezer, radiator, wall mounted housed boiler, large storage cupboard, tiled flooring to kitchen area, laminate flooring to dining area, upvc double glazed French doors to garden..

FIRST FLOOR ACCOMMODATION

LANDING

Upvc double glazed window to front, loft access, doors to all bedrooms, family bathroom and airing cupboard housing new hot water cylinder.

BEDROOM ONE 11' 2" x 9' 11" (3.40m x 3.02m)

Upvc double glazed window to side, radiator., storage cupboard, door to walk in wardrobe, laminate flooring.

WALK IN WARDROBE 6' 10" x 5' 1" (2.08m x 1.55m)

Upvc double glazed window to front, originally an en-suite shower room which if required could be reinstated.



BEDROOM TWO 9' 1" x 7' 7" (2.77m x 2.31m)

Upvc double glazed window to side, radiator, laminate flooring.

BEDROOM THREE 6' 9" x 6' 0" (2.06m x 1.83m)

Upvc double glazed window to front, radiator, laminate flooring.

FAMILY BATHROOM

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



EXTERNALLY

PARKING

There is driveway parking to the front of the garage.

GARAGE

Single garage with up and over door, eaves storage.

REAR GARDEN

A lovely sunny garden fully enclosed with panel fencing and stone wall, laid with gravel, pathway to rear entrance to the garage.

