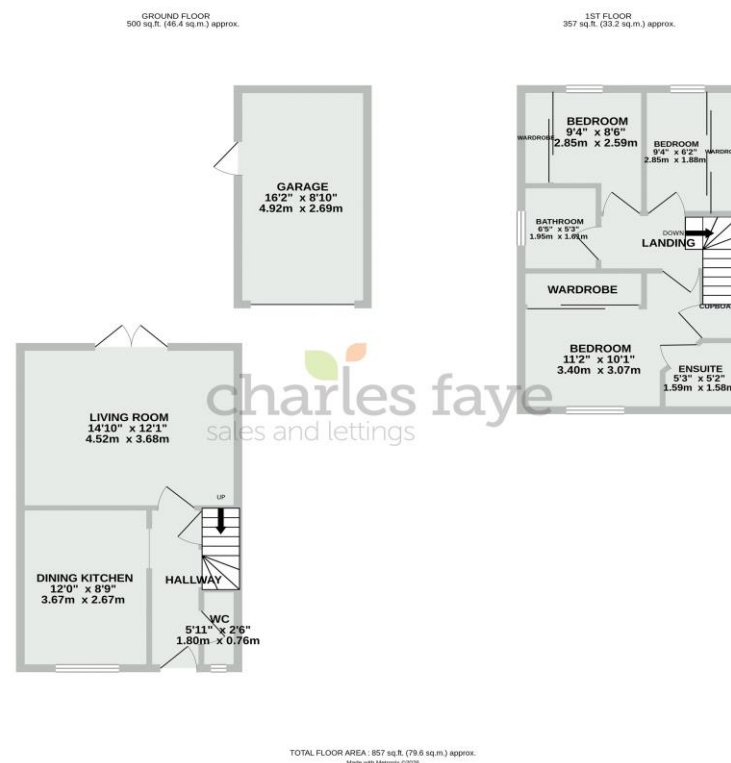


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear left at the roundabout on to the A4. Continue along this road passing through the set of traffic lights. Go straight across at the next roundabout in to New Road and then right at the double mini roundabout in to Silver Street. At the next roundabout turn left on to Lavender Drive and take the second left into Magnolia Rise. 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.

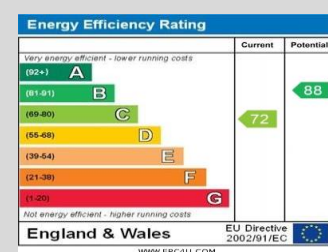
FINANCIAL ADVICE

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
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lettings@charlesfaye.co.uk
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17 Magnolia Rise
Calne, SN11 0QL

£350,000

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

charles faye
sales and lettings

17 Magnolia Rise, Calne

Located within a small cul-de-sac on the popular Silverglades development to the South side of town this beautifully presented modern detached house offers light and spacious family living. Included is a stunning refitted dining kitchen to the front of the property with many integrated appliances, a good size living room with French doors leading out to the rear garden and a convenient guest cloakroom completes the ground floor. The property includes three bedrooms, all of which come with fitted wardrobes. The principal bedroom benefits from a modern refitted en-suite shower room, whilst the remaining rooms share a well appointed refitted modern family bathroom. Outside, the enclosed rear landscaped garden offers a wonderful space, perfect for relaxing and entertaining. A single garage provides secure storage / parking and there is driveway parking to the side.

- Sought After Location
- Refitted Kitchen
- Refitted Bathroom And En-Suite
- Driveway Parking
- Detached Home
- Three Bedrooms All With Fitted Wardrobes
- Landscaped Rear Garden

PROPERTY FRONT

Pathway leading to entrance door with canopied porch over.

ENTRANCE HALLWAY 12' 4" x 2' 11" (3.76m x 0.89m)

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

GUEST CLOAKROOM 5' 11" x 2' 6" (1.80m x 0.76m)

Upvc double glazed obscure window to front, fitted suite comprising close coupled w.c., vanity wash hand basin, tiled splash back, radiator, Italian tiled flooring.

KITCHEN 12' 0" x 8' 9" (3.65m x 2.66m)

Upvc double glazed window to front, refitted with modern wall and floor to ceiling cabinets with quartz work surface over and matching upstands, inset sink unit, instant boiling hot water tap, built in double oven / grill, four ring induction hob, extractor chimney over, integrated dishwasher and microwave, space and



plumbing for washing machine, integrated frost free fridge freezer, integrated wine fridge, wall mounted housed boiler, radiator, Italian tiled flooring,

LIVING ROOM 14' 10" x 12' 1" (4.52m x 3.68m)

Upvc double glazed French patio doors opening out to the garden, air conditioning unit, radiator.

FIRST FLOOR ACCOMMODATION

LANDING 9' 0" x 4' 4" (2.74m x 1.32m)

Loft access with hatch ladder which is boarded with power and light, upvc double glazed window to side, doors to all bedrooms and family bathroom.

BEDROOM ONE 11' 2" x 10' 1" (3.40m x 3.07m)

Upvc double glazed window to front, custom built sliding wardrobe, airing cupboard with storage, air conditioning unit, radiator, door to en-suite.



EN-SUITE 5' 3" x 5' 2" (1.60m x 1.57m)

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

BEDROOM TWO 9' 4" x 8' 6" (2.84m x 2.59m)

Upvc double glazed window to rear, custom built sliding wardrobe, radiator.

BEDROOM THREE 9' 4" x 6' 2" (2.84m x 1.88m)

Upvc double glazed window to rear, custom built sliding wardrobe, radiator.



FAMILY BATHROOM 6' 5" x 5' 6" (1.95m x 1.68m)

Upvc double glazed obscure window to side, modern refitted suite comprising close coupled hidden cistern w.c., inset ceramic sink with mixer tap, bath with shower over and glass shower screen, chrome towel radiator, fully tiled walls, tiled flooring.

EXTERNALLY

FRONT

Laid with Laid with natural Indian stone paving slabs.

DRIVEWAY PARKING

There is driveway parking to the side of the house for 2/3 vehicles, gated access to garden, outside tap

SINGLE DETACHED GARAGE 16' 9" x 8' 2" (5.10m x 2.49m)

Up and over door, eaves storage, power and light, obscured glass UPVC pedestrian door to garden.

REAR GARDEN

Fully enclosed and laid with Natural Indian Stone paving slabs, garden storage shed, obscured glass UPVC pedestrian door to garage, electric points, gated access to driveway.

