

DIRECTIONS TO THE PROPERTY

From our office turn left on to The Square and at the roundabout turn right on to the A4 heading towards Chippenham. Go past St.Mary's school on the right and take the next turning on the right into Springfield Drive. Follow the road round to the right and then to the left and the property can be located a little way along on the right hand side indicated by the 'For Sale' board.



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.



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.

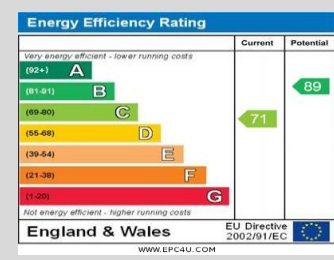
FINANCIAL ADVICE

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

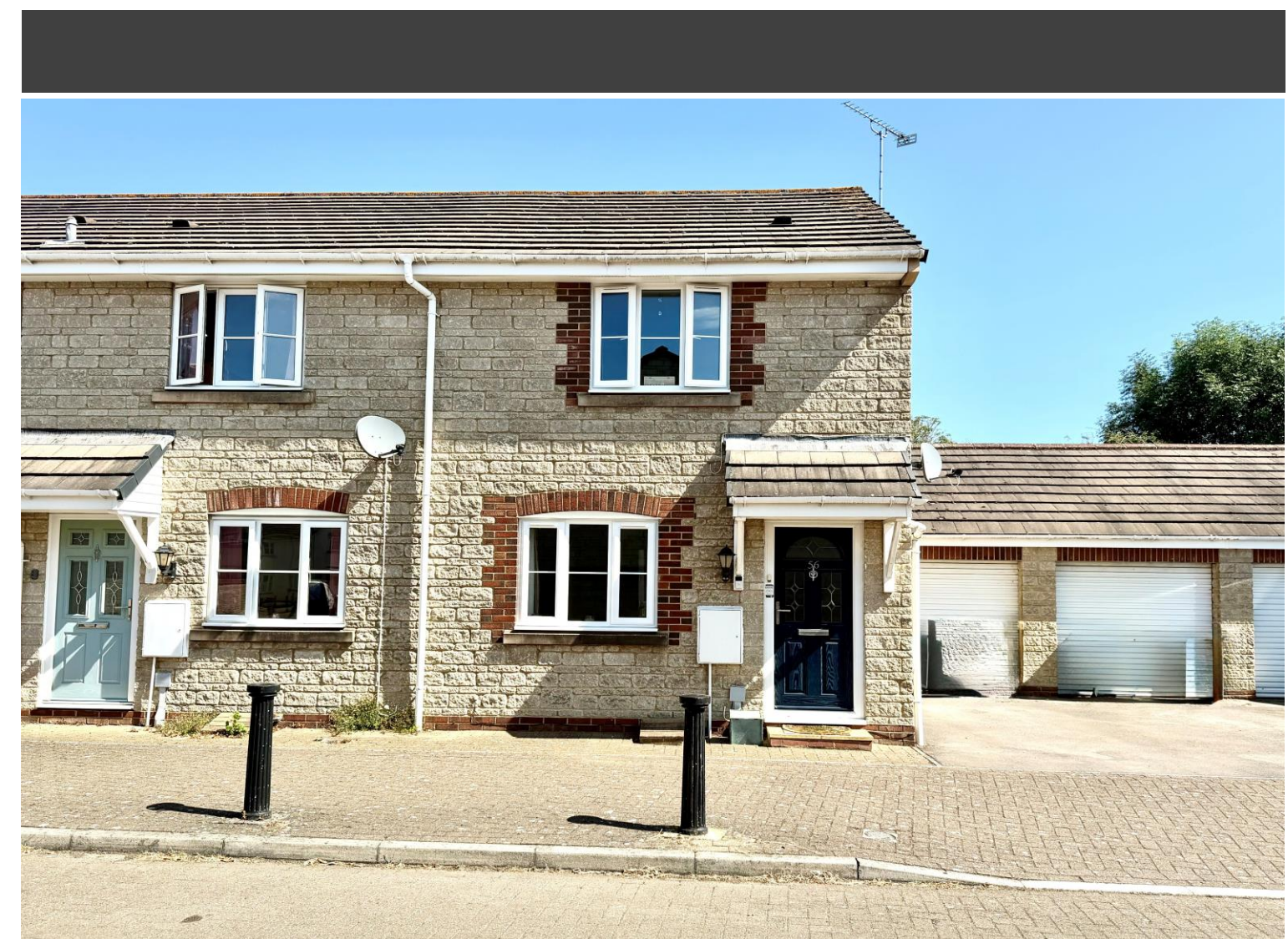
COUNCIL TAX BAND

The council tax band for this property is band B

PROPERTY RATING



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56 Springfield Drive
Calne, SN11 0UG
£225,000

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



56 Springfield Drive, Calne

Chain Free! Located on the sought-after Lansdowne Park development, this well planned two-bedroom home offers an excellent position within easy walking distance of the town centre, local amenities, and scenic countryside walks. The accommodation comprises a welcoming entrance hall, a comfortable living room, and a spacious dining kitchen with views over the private rear garden. Upstairs, there are two well-proportioned bedrooms with the main bedroom befitting from and en-suite shower and sink and a family bathroom. Outside, the property features a delightful enclosed rear garden, a garage, and driveway parking for two vehicles. Offered with no onward chain, this is an ideal purchase for first-time buyers, downsizers, or investors alike.

- 2 Bedroom House
 - Popular Lansdowne Park Development
 - En-Suite
 - Enclosed Rear Garden
- Sought After Area
 - Kitchen Dining Room
 - Single Garage
 - CHAIN FREE

PROPERTY FRONT

Canopied entrance porch with outside courtesy light, part glazed entrance door.

ENTRANCE HALL

Stairs rising to first floor, door to living room, radiator, laminate flooring.

LIVING ROOM 14' 2" x 10' 4" (4.32m x 3.15m)

Upvc double glazed window to front, under stairs storage cupboard, radiator, door to dining kitchen.

DINING KITCHEN 13' 8" x 9' 2" (4.17m x 2.79m)

Upvc double glazed window and sliding patio doors to rear garden, fitted with matching wall and base units with work surface over, sink unit, tiled splash backs, built in electric oven, four ring gas hob with extractor canopy over, space and plumbing for washing machine and dishwasher, space for fridge/freezer, wall mounted housed boiler, radiator, laminate flooring.



FIRST FLOOR ACCOMMODATION

LANDING

Loft access, airing cupboard housing hot water tank, doors to all first floor accommodation.

BEDROOM ONE 10' 9" x 10' 2" (3.28m x 3.1m)

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

EN-SUITE

Fitted suite to include vanity wash hand basin, tiled splash backs, fully enclosed shower cubicle.

BEDROOM TWO 10' 10" x 7' 2" (3.3m x 2.18m)

Upvc double glazed window to rear, radiator.



BATHROOM 6' 4" x 6' 2" (1.93m x 1.88m)

Upvc double glazed obscure window to rear, fitted suite to include close coupled w.c., pedestal wash hand basin, panelled bath with mixer shower taps over, tiled surrounds, radiator, vinyl flooring,

EXTERNALLY

REAR GARDEN

Secluded garden fully enclosed by fence panels, laid to lawn, mature tree, shrub borders, paved patio and gravel area, personal door to garage, gated access to front.

DRIVEWAY

Driveway parking for two vehicles leading to single garage.



SINGLE GARAGE

With metal up and over door, the garage has been partitioned off to provide a storage / study area at the rear, and more storage to the front, power and light, eaves storage, personal door to garden.

