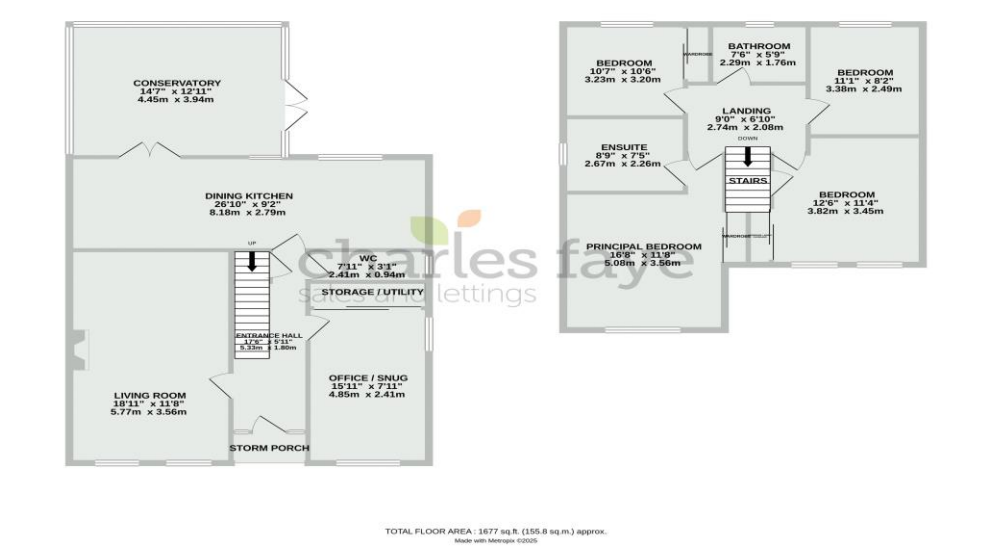


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear left at the roundabout on to the A4. Go straight across at the set of traffic lights and then turn right at the roundabout into Station Road. Take the second turning on the left into Wenhill Heights and then follow the road along which leads into Marden Way. Proceed to the end of the road and take the last turning on the right in to Canal Close and the property can be found 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.

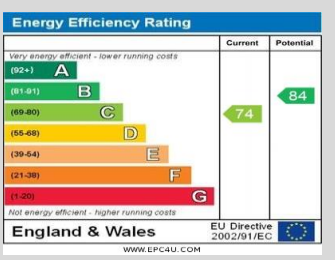
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band E

PROPERTY RATING



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1 Canal Close
Calne, SN11 0RZ

Guide Price £445,000

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



This beautifully presented detached family home enjoys an enviable position within a quiet cul-de-sac in a highly sought-after location. Offering an impressive 1,677 sq. ft. of spacious and versatile accommodation, the property is perfectly suited to modern family living. The generous ground floor boasts two separate reception rooms, providing flexible spaces for relaxing, entertaining or working from home. At the heart of the property is a superbly proportioned dining kitchen, complemented by a large conservatory overlooking the rear garden and creating a wonderful additional living and entertaining space. A convenient guest cloakroom completes the ground floor. Upstairs, there are four excellent double bedrooms, including an impressive principal bedroom with its own en-suite shower room, together with the family bathroom. Outside, the low-maintenance south facing rear garden offers a private and sunny setting, ideal for outdoor dining and relaxation, while the driveway to the front provides off-road parking. Offered for sale CHAIN FREE, this superb family home combines space, versatility and a desirable setting. Early viewing is highly recommended.

- | | |
|--|---|
| <ul style="list-style-type: none">▪ Detached Family Home▪ Two Reception Rooms▪ Great Size Conservatory▪ Principal Bedroom with En-suite | <ul style="list-style-type: none">▪ Cul-de-sac Location▪ Large Dining Kitchen▪ Four Double Bedrooms▪ South Facing Low Maintenance Rear |
|--|---|

PROPERTY FRONT

Block paved driveway leading to entrance door with covered storm porch.

ENTRANCE HALLWAY 17' 6" x 5' 11" (5.33m x 1.80m)
Doors to living room, dining kitchen, guest cloakroom, snug / office, stairs rising to first floor, recessed ceiling lights, radiator, under stairs storage cupboard, tiled flooring.

LIVING ROOM 18' 11" x 11' 8" (5.76m x 3.55m)
This bright, spacious contemporary room has two upvc double glazed windows to front, ceiling coving, stone fire place with wood burning stove, television point, two radiators.

SNUG / OFFICE 15' 11" x 7' 11" (4.85m x 2.41m)
Upvc double glazed dual aspect windows to front and side, built in storage with space and plumbing for washing machine and tumble dryer, ample storage space, radiator, laminate flooring.



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

DINING KITCHEN 26' 10" x 9' 2" (8.17m x 2.79m)
Upvc double glazed windows to rear, modern fitted wall and base cabinets with work surface over, stainless steel sink unit, tiled splash backs, free standing range style cooker, extractor hood over, space and plumbing for dishwasher, space for American style fridge freezer, two radiators, wood flooring, double glazed sliding patio doors to conservatory.

CONSERVATORY 14' 7" x 12' 11" (4.44m x 3.93m)
Upvc construction, French doors leading to rear garden, laminate flooring.

LANDING
Doors to all bedrooms and family bathroom, recessed ceiling lights, radiator.



PRINCIPAL BEDROOM 16' 8" x 11' 8" (5.08m x 3.55m)
Upvc double glazed window to front, built in double wardrobe with mirrored doors, radiator, door to en-suite.

ENSUITE 8' 9" x 7' 5" (2.66m x 2.26m)
A larger than average en-suite with a upvc double glazed obscure window to side, modern fitted suite comprising close coupled w.c., pedestal wash hand basin, fully tiled large walk in shower enclosure, partly tiled surrounds, radiator, laminate flooring.

BEDROOM TWO 12' 6" x 11' 4" (3.81m x 3.45m)
Two upvc double glazed windows to front, built in double wardrobe housing boiler, cupboard housing water cylinder, radiator.



BEDROOM THREE 11' 1" x 8' 2" (3.38m x 2.49m)
Upvc double glazed window to rear, built in wardrobe, radiator.

BEDROOM FOUR 10' 7" x 10' 6" (3.22m x 3.20m)
Upvc double glazed window to rear, loft access, radiator.

FAMILY BATHROOM 7' 6" x 5' 9" (2.28m x 1.75m)
Upvc double glazed obscure window to rear, fitted suite comprising close coupled w.c., pedestal wash hand basin, panelled bath with shower over, tiled surrounds, radiator, laminate flooring.

EXTERNALLY

FRONT GARDEN
Laid to lawn with shrub borders.

DRIVEWAY PARKING
Block paved driveway providing ample parking.

REAR GARDEN
The property boasts a fully enclosed, west facing rear garden featuring expansive decked areas, a paved patio and low maintenance artificial lawn. Ideal for entertaining or relaxing, the outdoor space includes gated side access for convenience and a practical log store for storage. Perfectly designed for privacy, sunlight, and functionality throughout the year.

