

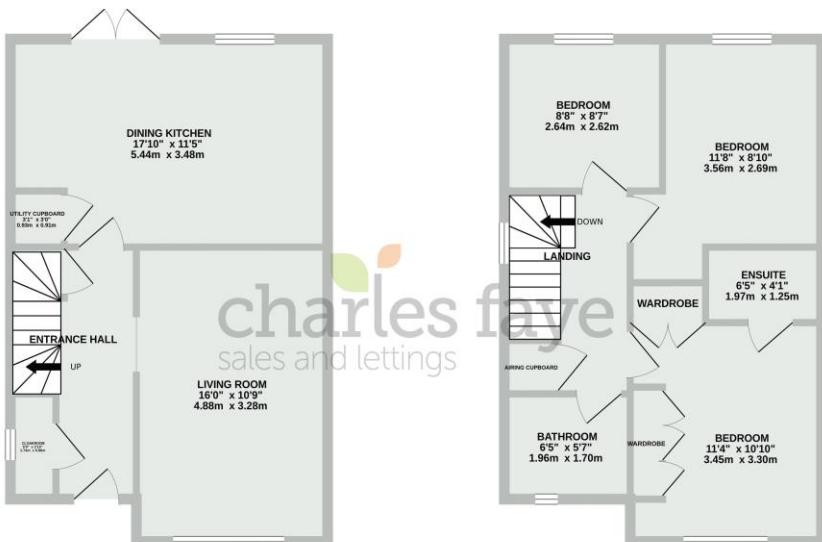
## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear left again at the roundabout on to the A4. Continue along passing through the set of traffic lights and go straight across at the roundabout in to New Road. At the double mini roundabout go straight over heading towards Marlborough. After approximately 1.5 miles you will pass The Talbot public house on the left. Take the next turning on the right in to Stockley lane and then the fifth turning on the right in to Stockley lane. Follow the road along bearing left and veer right following the road around to the left and Kingsplay can be found on 1st right. The property can be found short distance on the right hand side.



GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.

1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 933 sq.ft. (86.6 sq.m.) approx.  
Made with Meimap 2020

[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.



## 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.

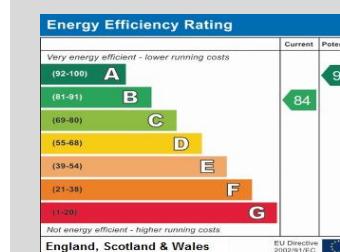
### FINANCIAL ADVICE

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

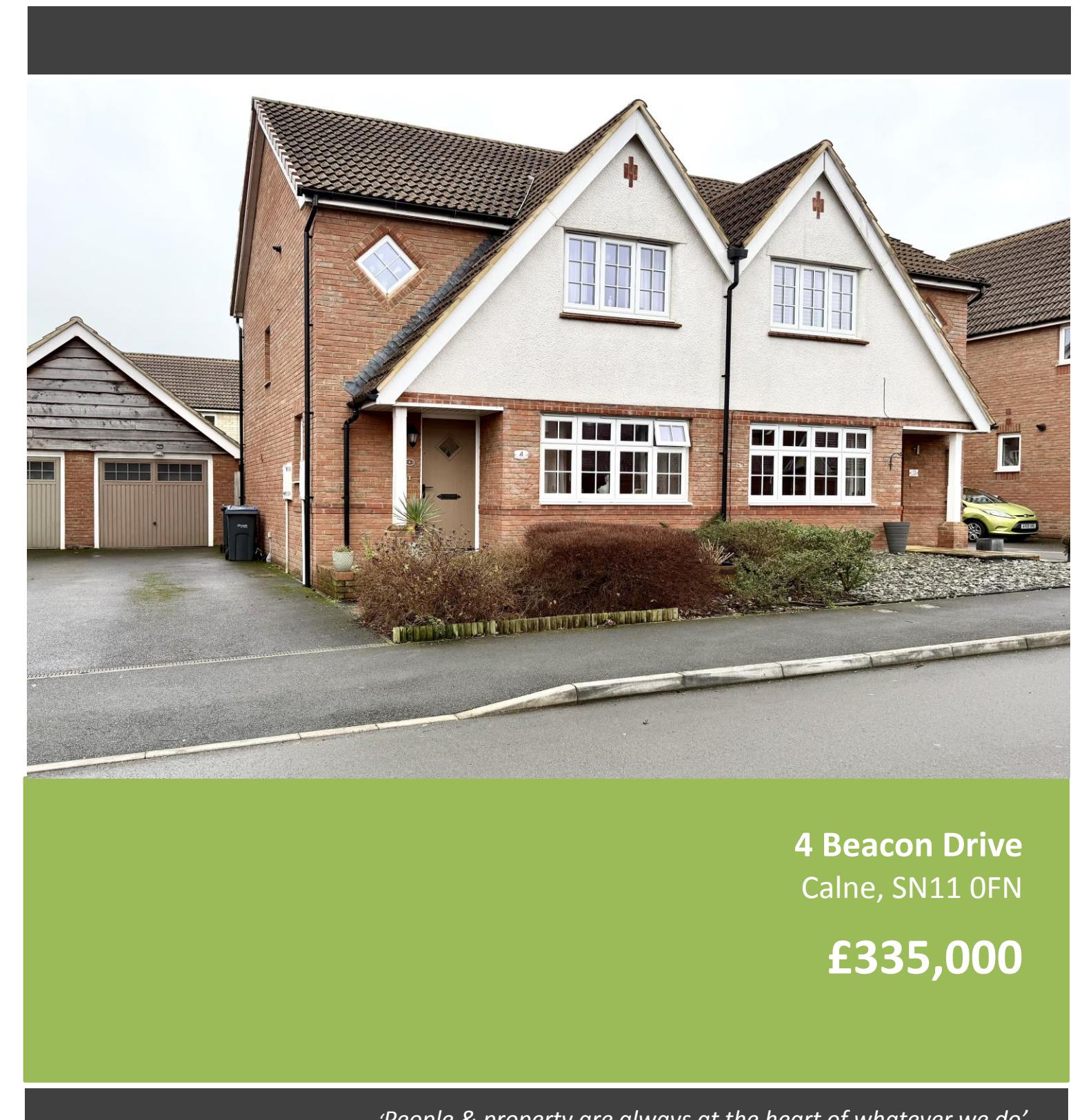
### COUNCIL TAX BAND

The council tax band for this property is band C

### PROPERTY RATING



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**4 Beacon Drive  
Calne, SN11 0FN**

**£335,000**

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

  
**charles faye**  
sales and lettings

## 4 Beacon Drive, Calne

CHAIN FREE! Situated in a wonderful and highly regarded location is this well presented three bedroom semi-detached home, with a garage and driveway with luxury finishing inside and out. Internally the home offers an entrance hall, guest cloakroom, living room and a luxury dining kitchen with integrated appliances. Off the kitchen is the utility cupboard with space for a washing machine and tumble dryer. French doors open from the dining kitchen out to the rear garden. On the first floor, there are three bedrooms, with the master having fitted wardrobes and a modern en-suite, and the modern family bathroom completes the property. Externally the home has a delightful rear garden providing space to enjoy and relax in. There is also a garage and driveway parking for 2/3 vehicles. The property is within a short distance from the home are multiple schools, amenities, and access to the countryside.

- **Three Bedroom Semi Detached**
- **Well Presented**
- **Guest Cloakroom**
- **Good Size Rear Garden**

- **Popular Location**
- **Stunning Dining Kitchen**
- **En-Suite And Fitted Wardrobes To Principle Bedroom**

### PROPERTY FRONT

Pathway leading to entrance door with storm porch over.

### ENTRANCE HALLWAY

Doors to dining kitchen, living room and guest cloakroom, stairs rising to first floor accommodation, radiator, under stairs cupboard, vinyl flooring.

### LIVING ROOM 16' 0" x 10' 9" (4.87m x 3.27m)

Upvc double glazed window to front, radiator, television point.

### GUEST CLOAKROOM 5' 8" x 2' 11" (1.73m x 0.89m)

Upvc double glazed obscure window to side, modern fitted suite comprising close coupled w.c., semi pedestal wash hand basin, radiator, vinyl flooring.

### DINING KITCHEN 17' 10" x 11' 5" (5.43m x 3.48m)

Upvc double glazed window to rear, modern fitted kitchen with an excellent range of units with work surface over and matching up stands, inset stainless steel sink



unit, eye level electric oven with microwave oven above, stainless steel four ring gas hob, stainless steel extractor hood over, splash back, integrated fridge/freezer, integrated dishwasher, modern vertical radiator, vinyl flooring, upvc double glazed sliding doors to rear, door to utility cupboard.

### UTILITY CUPBOARD

A door opens to the utility cupboard where there is plumbing for a washing machine, with space for a tumble dryer on top.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Loft access, radiator, doors to bedrooms, family bathroom and airing cupboard housing wall mounted boiler.



### PRINCIPAL BEDROOM 11' 4" x 10' 10" (3.45m x 3.30m)

Upvc double glazed window to front, a range of built in wardrobes, radiator, television point, door to en suite shower room.

### EN-SUITE SHOWER ROOM

Modern fitted suite to include close coupled w.c., semi pedestal wash hand basin with vanity mirror above, fully tiled shower cubicle, recessed ceiling lights, tiled surrounds, chrome heated towel rail, tiled flooring.

### BEDROOM TWO 11' 8" x 8' 10" (3.55m x 2.69m)

Upvc double glazed window to rear, radiator.

### BEDROOM THREE 8' 8" x 8' 7" (2.64m x 2.61m)

Upvc double glazed window to rear, radiator.



### FAMILY BATHROOM 6' 5" x 5' 7" (1.95m x 1.70m)

Upvc double glazed obscure decorative feature window to front, modern fitted suite comprising close coupled w.c., semi pedestal wash hand basin with vanity mirror above, panelled bath with shower and screen over, tiled surrounds, chrome ladder radiator, tiled flooring.

### EXTERNALLY

#### FRONT GARDEN

Hedging, flowers and shrubs.

#### DRIVEWAY PARKING

There is driveway parking to the front of the garage for 2/3 vehicles.

#### SINGLE GARAGE

With up and over door, power and light.

#### REAR GARDEN

The property features a lovely garden laid to lawn which is enclosed by fencing panels for privacy with a good patio area, offering outdoor relaxation. Gated side access ensures convenience and security, completing the charming outdoor space.

#### MAINTENANCE CHARGES

There is an annual charge of approximately £390.00 payable to Encore Estate Management Services for the upkeep of the outdoor spaces on the estate.

