

DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and bear right at the roundabout on to Oxford Road. Follow the road along for approximately 1 mile and then bear right at the next roundabout in to Sand Pit Road. Go straight over at the next roundabout and Hillier Crescent can be found a little way along on the right hand side where the property can be found a little way along on the left.



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.

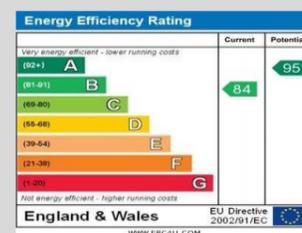
FINANCIAL ADVICE

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



15 Hillier Crescent
 Calne, SN11 8HZ

£294,500

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

charles faye
 sales and lettings

15 Hillier Crescent, Calne

Discover the epitome of modern living in this stunning town house, where contemporary decor meets ample space and luxurious features. With its good sized accommodation, there's room for everyone in this three bedroom abode, each double bedroom offering comfort and privacy. The master bedroom boasts an en-suite bathroom, adding a touch of opulence to your everyday routines. The town house's location offers breathtaking far reaching views, creating an enchanting backdrop for daily living. Arriving home is a breeze with the convenience of a driveway and secure parking in the garage for your vehicles. Indulge in the joy of outdoor living with a charming rear garden, perfect for relaxation and entertaining. This town house is the ultimate blend of sophistication and practicality, providing an exquisite living experience in a contemporary setting.

- **Semi Detached Town House**
- **Open Views To Front**
- **Guest Cloakroom**
- **En-suite To Master Bedroom**
- **Modern Kitchen Breakfast Room**
- **14'8" x 11'11" Living Room**
- **Three Double Bedrooms**
- **Driveway Parking**

PROPERTY FRONT

Pathway leading to entrance door.

ENTRANCE HALL 4' 2" x 3' 9" (1.27m x 1.14m)

Dado Rail, wooden flooring, door to living room.

LIVING ROOM 14' 8" x 11' 11" (4.47m x 3.63m)

Upvc double glazed window to front, feature panelled wall, radiator, television point, under stairs storage cupboard, laminate flooring, door to inner hallway.

INNER HALLWAY

Stairs rising to first floor accommodation, doors to kitchen breakfast and guest cloakroom.

GUEST CLOAKROOM 4' 11" x 3' 8" (1.50m x 1.12m)

Fitted suite comprising close coupled w.c., pedestal wash hand basin, tiled splash backs, radiator, vinyl flooring.



KITCHEN BREAKFAST ROOM 11' 11" x 8' 8" (3.63m x 2.64m)

Upvc double glazed window to rear, modern fitted wall and base cabinets with solid wood work surface over, black 1.5 bowl inset sink unit with mixer tap over, tiled splash backs, built in oven, five ring gas hob with extractor hood over, space and plumbing for washing machine and dishwasher, space for fridge freezer, breakfast bar, wooden flooring, upvc double glazed French doors to rear.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING

Stairs rising to second floor, radiator, doors to bedrooms two and three and family bathroom.

BEDROOM TWO 11' 11" x 10' 6" (3.63m x 3.20m)

Two upvc double glazed windows to front, radiator.



BEDROOM THREE 11' 11" x 8' 10" (3.63m x 2.69m)

Upvc double glazed window to rear, radiator, telephone point, laminate flooring.

FAMILY BATHROOM 7' 11" x 5' 7" (2.41m x 1.70m)

Upvc double glazed obscure window to side, modern fitted suite comprising close coupled w.c., pedestal wash hand basin, panelled bath with shower over, glass shower screen, tiled surrounds, radiator, vinyl flooring.

SECOND FLOOR ACCOMMODATION

SECOND FLOOR LANDING

Door to storage cupboard, door to master bedroom.



MASTER BEDROOM 17' 0" x 8' 5" (5.18m x 2.56m)

Upvc double glazed window to front with far reaching views, loft access, built in double wardrobe with mirrored doors, radiator, door to en-suite.

EN-SUITE 11' 1" x 5' 3" (3.38m x 1.60m)

Dormer window to rear, modern fitted site comprising close coupled w.c., pedestal wash hand basin, fully tiled shower cubicle, tiled surrounds, radiator, laminate flooring.

EXTERNALLY

DRIVEWAY PARKING

There is driveway parking to the side of the property for several vehicles.

FRONT GARDEN

Laid to lawn.

REAR GARDEN

The rear garden is fully enclosed with a paved patio area, steps leading up to the lawn laid with artificial turf. Decked area to the rear, garden shed and gated access to the front.

