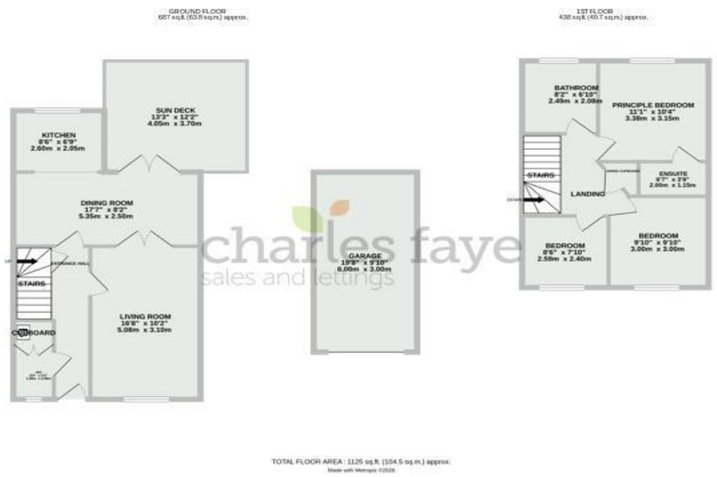
DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and then right again at the roundabout on to Oxford Road. Take the third turning on the right into Abberd Way and follow this road along which leads into Prince Charles Drive. You will pass Priestly Primary School on the right. Take the next turning on the left into Tern Close and the property can be found at the end of the cul-de-sac



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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.

THE GUILD PROPERTY PROFESSIONALS

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.

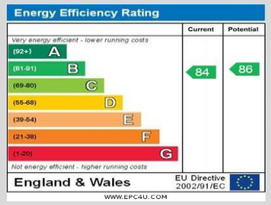
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band **D**

PROPERTY RATING



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7a Tern Close

Calne, SN11 8NG

£350,000

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

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If you are looking for contemporary design with a luxurious finish, this impressive 3 bedroom detached home is sure to appeal with modern living. Set well back from the road at the end of a quiet cul-de-sac, the property boasts excellent kerb appeal, parking for at least 6 vehicles, and a detached garage with electric door. Inside, the high specification is immediately apparent, with bespoke wooden doors, handcrafted kitchen cabinetry, chrome sockets and switches and integrated appliances. The welcoming entrance hall features polished ceramic flooring, which continues into the impressive open plan dining kitchen. The living room is bright and naturally light, with double doors from the kitchen connecting the living room and rear patio, creating an excellent space for entertaining. Upstairs are 2 spacious double bedrooms and a well proportioned single bedroom, contemporary family bathroom, while the principal bedroom benefits from a stylish en-suite. A particular feature is the generous plot that the property is set within, with a south facing rear garden and front and side gardens, with an added benefit of solar panels.

- **Stand Alone Detached House**
- **Quality Finishings Throughout**
- **Good Size Living Room**
- **Lovely Gardens To Front, Side And Rear**
- **Placed On A Good Sized Plot**
- **Stunning Dining Kitchen**
- **Modern En-Suite And Family Bathroom**
- **Parking For At Least Six Vehicles**

PROPERTY FRONT
Gently sloping path leading to entrance door with canopy porch over.

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

GUEST CLOAKROOM 6' 6'' x 3' 3'' (1.98m x 0.99m)
Upvc double glazed obscure window to front, modern fitted suite comprising close coupled w.c., wall mounted wash hand basin, tiled surrounds, utility cupboard providing space and plumbing for washing machine, wall mounted boiler, ceramic tiled flooring.

LIVING ROOM 16' 8'' x 10' 2'' (5.08m x 3.10m)
Upvc double glazed window to front, radiator, double doors to dining kitchen.

DINING KITCHEN 17' 7'' x 16' 4'' (5.36m x 4.97m) 'L' Shaped
Upvc double glazed window to rear, fitted with modern wall and base cabinets with work surface over and matching upstands, stainless steel sink unit, fitted water softener, eye level electric double oven, induction four ring hob, stainless steel extractor hood over, integrated fridge freezer, integrated dishwasher, radiator, double doors to living room, ceramic tiled flooring, upvc double glazed French patio doors to rear.

FIRST FLOOR ACCOMMODATION

LANDING
Loft access, doors to all bedroom, family bathroom and good size storage cupboard.

PRINCIPAL BEDROOM 11' 1'' x 10' 4'' (3.38m x 3.15m)
Upvc double glazed window to rear, radiator, door to en-suite.

EN-SUITE
Modern fitted suite comprising close coupled w.c., pedestal wash hand basin, shower cubicle with shower boards, tiled surrounds, chrome towel radiator, laminate flooring.

BEDROOM TWO 9' 10'' x 9' 10'' (2.99m x 2.99m)
Upvc double glazed window to front, radiator.

BEDROOM THREE 8' 6'' x 7' 10'' (2.59m x 2.39m)
Upvc double glazed window to front, radiator.

FAMILY BATHROOM 8' 2'' x 6' 10'' (2.49m x 2.08m)
Upvc double glazed obscure window to rear, modern fitted suite comprising close coupled w.c., pedestal wash hand basin panelled bath with shower and screen over, tiled surrounds, chrome ladder radiator, laminate flooring.

EXTERNALLY

DRIVEWAY PARKING
There is a gravel driveway providing parking for numerous vehicles.

SINGE GARAGE 19' 5'' x 9' 10'' (5.91m x 2.99m)
With electric up and over door, eaves storage, power and light.

FRONT GARDEN
Mainly laid to lawn with mature shrubs, gated access to rear.

REAR GARDEN
A garden that is perfect for everyday family life and entertaining guests. The south-facing rear garden is fully enclosed, making it ideal for children and pets. Two generous paved patios provides the perfect setting for al fresco dining, while the expansive lawn offers plenty of space to relax and enjoy the sunshine. The garden also features a garden shed, and gated access to the front driveway.