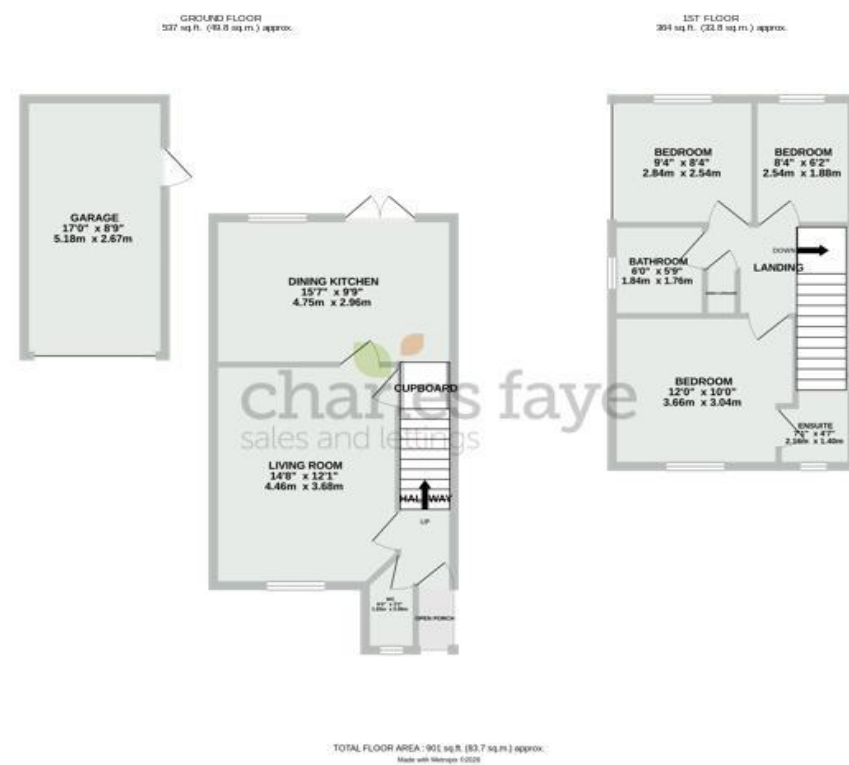


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear right at the roundabout on to Curzon Street. Follow the road along and at the next roundabout turn right on to Greenacres Way. Take the first right in to Woodsage Way and then the second right in to Meadowsweet Drive where 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.

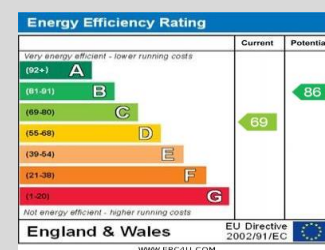
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band 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



4 Meadowsweet Drive
 Calne, SN11 0UH
£310,000

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

charles faye
 sales and lettings

4 Meadowsweet Drive, Calne

CHAIN FREE! A well presented semi-detached house situated in a very desirable area of Calne on the fringes of Lansdowne Park and is a short stroll from the town centre, schooling and local amenities. The home is entered via the formal hallway and has a living room leading through to the dining kitchen which overlooks the private rear garden. There is also a guest cloakroom to the ground floor. The first floor offers three bedrooms and benefits from an en-suite and family bathroom and the master bedroom also offers fitted wardrobes. A particular feature is the private rear garden which offers room to relax and entertain. There is driveway parking leading to a single garage. An internal viewing is a must!

- **Modern Semi Detached**
- **Dining Kitchen**
- **Three Bedrooms**
- **Family Bathroom And En-suite**
- **Popular Location**
- **Good Sized Living Room**
- **Master Bedroom with Fitted Wardrobes**

PROPERTY FRONT

Pathway leading to entrance door, wrought iron fencing, canopy porch over and outside courtesy light.

ENTRANCE HALLWAY 5' 6" x 5' 1" (1.68m x 1.55m)

Stairs rising to first floor, doors leading to living room and guest cloakroom, radiator, laminate flooring.

GUEST CLOAKROOM 6' 0" x 3' 2" (1.83m x 0.96m)

Double glazed window to front, modern fitted suite comprising close coupled w.c., vanity wash hand basin, tiled surrounds, radiator, vinyl flooring.

LIVING ROOM 14' 8" x 12' 1" (4.47m x 3.68m)

Double glazed window to front, feature fire place with inset gas fire, television and telephone point, radiator, under stairs storage cupboard, door leading through to the dining kitchen.



DINING KITCHEN 15' 7" x 9' 9" (4.75m x 2.97m)

Double glazed window to rear, fitted with matching wall and base cabinets with work surfaces over, stainless steel sink unit, tiled splash backs, built in oven, four ring gas hob with extractor canopy over, space for fridge freezer, space and plumbing for washing machine, wall mounted gas boiler, radiator, tiled flooring, double glazed French doors to garden.

FIRST FLOOR ACCOMMODATION

LANDING 9' 3" x 6' 1" (2.82m x 1.85m)

Loft access, doors to bedrooms and family bathroom, airing cupboard,, radiator.

BEDROOM ONE 12' 10" x 10' 0" (3.91m x 3.05m)

Double glazed window to front, fitted with a range of wardrobes, radiator, door to en-suite.



EN-SUITE 7' 1" x 4' 7" (2.16m x 1.40m)

Double glazed obscure window to front, fitted suite comprising close coupled w.c., pedestal wash hand basin, fully tiled shower cubicle, tiled surrounds, radiator, tiled flooring.

BEDROOM TWO 8' 4" x 8' 4" (2.54m x 2.54m)

Double glazed window to rear, radiator.

BEDROOM THREE 8' 4" x 6' 2" (2.54m x 1.88m)

Double glazed window to rear, radiator.

FAMILY BATHROOM 6' 0" x 5' 9" (1.83m x 1.75m)

Double glazed obscure window to side, fitted suite comprising close coupled w.c., pedestal wash hand basin, panelled bath with shower over, tiled surrounds, radiator, tiled flooring.



EXTERNALLY

DRIVEWAY PARKING

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

SINGLE GARAGE 17' 0" x 8' 9" (5.18m x 2.66m)

Up and over door, eaves storage, power and light, personal door to garden.

REAR GARDEN

Enjoying a great deal of privacy the garden provides a patio area and is mainly laid to lawn.

