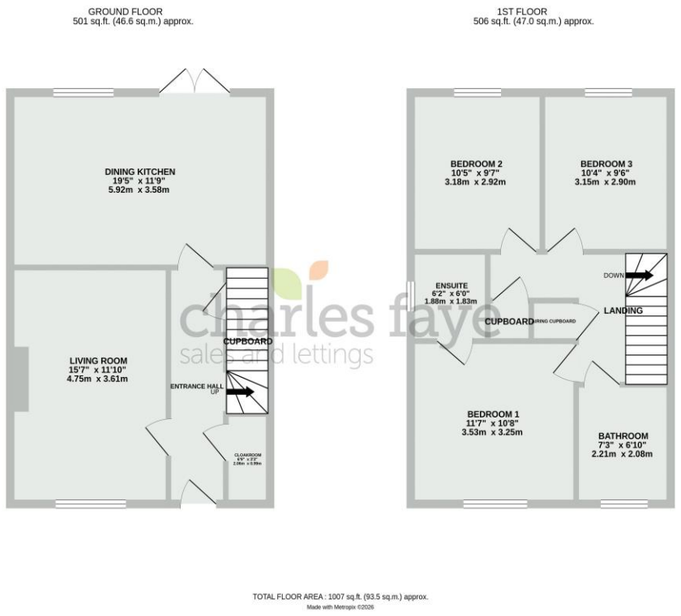
DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear left again at the roundabout on to the A4. Follow this road along passing through the set of traffic lights and then go straight over at the next roundabout on to New Road. At the double mini roundabout turn right on to Silver Street and then proceed straight across at the next roundabout. Take the first turning on the left in to the new development and carry along bearing right and the property can be found a short way along 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.

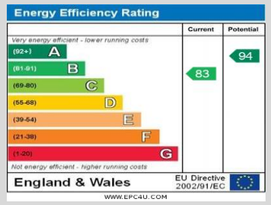
FINANCIAL ADVICE

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

COUNCIL TAX BAND

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

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



21 Stoke Meadow

Calne, SN11 0FU

£375,000

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

charles faye
sales and lettings

21 Stoke Meadow, Calne

CHAIN FREE! This impressive detached executive home has been thoughtfully designed and finished to a high standard, offering stylish, well balanced accommodation perfectly suited to modern family living. Upon entering, you are welcomed by a bright and inviting atmosphere. The spacious lounge provides a comfortable retreat in which to relax and unwind, while the impressive high specification dining kitchen forms the heart of the home. Beautifully presented and designed with both everyday family life and entertaining in mind, this space offers the perfect setting for socialising with family and friends. Upstairs, the property continues to impress with three well proportioned bedrooms. The principal bedroom benefits from a sleek, contemporary en suite, while the stylish family bathroom is finished to an excellent standard. Externally, the property enjoys a private, enclosed rear garden, providing an ideal space for outdoor dining, entertaining or simply enjoying time with family. A garage and additional parking further enhance the practicality and appeal of this attractive home.

- **CHAIN FREE**
- **Beautifully Presented**
- **Three Bedrooms**
- **Garden**
- **Detached property**
- **Dining Kitchen With Integrated Appliances**
- **Modern Bathroom And En-Suite**

PROPERTY FRONT
Pathway leading to entrance door with canopy porch over.

ENTRANCE HALLWAY 16' 6'' x 3' 6'' (5.03m x 1.07m)
Stairs rising to the first floor, doors to living room, guest cloakroom and under stairs cupboard, radiator, vinyl flooring.

LIVING ROOM 16' 0'' x 11' 1'' (4.87m x 3.38m)
Upvc double glazed window to front, electric fireplace with stone surround, two bespoke fitted cupboards, radiator, vinyl flooring.

GUEST CLOAKROOM 6' 10'' x 3' 3'' (2.08m x 0.99m)
Modern fitted suite comprising close coupled w.c., wall mounted wash hand basin, tiled surround, radiator, tiled floor.





DINING KITCHEN 19' 5'' x 11' 9'' (5.91m x 3.58m)
Upvc double glazed window to rear, modern fitted kitchen to include floor to ceiling wall and base units with work surfaces over, stainless steel sink units, tiled splash backs, integrated double oven, five ring gas hob with extractor hood over, integrated fridge freezer, dishwasher and washing machine, radiator, tiled flooring, French patio doors leading out to the garden, tiled flooring.

FIRST FLOOR ACCOMMODATION

LANDING 9' 11'' x 7' 6'' (3.02m x 2.28m)
Loft access, doors to all bedroom, airing cupboard, cupboard, radiator.

PRINCIPAL BEDROOM 11' 7'' x 10' 8'' (3.53m x 3.25m)
Upvc double glazed window to front, radiator, door to en-suite.



EN-SUITE 6' 2'' x 6' 0'' (1.88m x 1.83m)
Upvc double glazed window to side, modern fitted suite comprising close coupled w.c., wall mounted semi-pedestal wash hand basin, shower cubicle, part tiled walls, chrome heated towel rail, vinyl floor,

BEDROOM TWO 10' 4'' x 9' 6'' (3.15m x 2.89m)
Upvc double glazed window to rear, radiator.

BEDROOM THREE 10' 5'' x 9' 7'' (3.17m x 2.92m)
Upvc double glazed window to rear, radiator.









FAMILY BATHROOM
Upvc double glazed obscure window to front, fitted suite comprising close coupled w.c., wall mounted semi-pedestal wash hand basin, P shaped bath with shower over and glass screen, tiled surrounds, extractor fan, chrome heated towel rail, vinyl flooring.

EXTERNALLY

REAR GARDEN
Mainly laid to lawn, good size patio area, outside tap, gated access to side.

DRIVEWAY PARKING
Driveway parking for at least two vehicles to the front of the garage.

SINGLE GARAGE
Up and over door to the front, eaves storage, power and light.