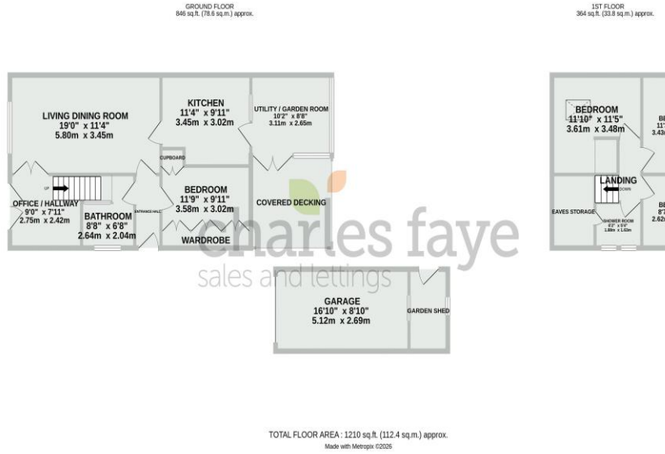
DIRECTIONS TO THE PROPERTY

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 fourth turning on the right in to Fairway where the property can be found a 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.

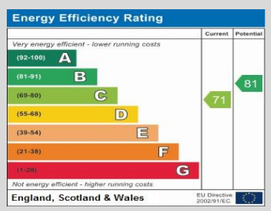
FINANCIAL ADVICE

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

COUNCIL TAX BAND

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

PROPERTY RATING



Charles Faye Estate Agents
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17 Fairway

Calne, SN11 0LE

£370,000

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

charles faye
sales and lettings

17 Fairway, Calne

CHAIN FREE! A delightful and thoughtfully extended semi-detached family home, situated in the highly sought after area of Rookery Park. The property benefits from ample driveway parking, a single garage and a wonderful south westerly facing rear garden. Extended over the years, the property offers spacious and versatile family accommodation. The ground floor comprises a well planned kitchen, a utility come garden room, master bedroom, family bathroom and a useful home office. To the first floor are three further bedrooms and a shower room. A particular highlight of this wonderful home is the stunning rear garden, which provides a variety of areas for relaxation and cultivation. The garden also features a summer house, garden shed and covered decked area, creating an ideal space for outdoor entertaining and enjoying the warmer months. A fantastic family home in a desirable location and one that comes highly recommended for viewing.

- **Extended Chalet Bungalow**
- **Three Reception Rooms**
- **Two Bathrooms**
- **Stunning Garden With Summer House**
- **Sought After Location**
- **Four Bedrooms**
- **Covered Decked Area**
- **Ample Parking**

PROPERTY FRONT
Driveway leading to upvc double glazed entrance door with canopy porch over.

ENTRANCE HALLWAY
Doors to living dining room, principal bedroom and family bathroom, radiator, laminate flooring.

LIVING DINING ROOM 19' 1'' x 11' 4'' (5.81m x 3.45m)
Upvc double glazed window to front, marble fireplace with inset electric fire, door to kitchen, double doors to study, laminate flooring.

KITCHEN 11' 4'' x 9' 11'' (3.45m x 3.02m) into cupboards
Upvc double glazed window to utility / garden room, fitted wall and base cabinets with work surface over, stainless steel 1.5 bowl sink unit, tiled splash backs, built in stainless steel oven, 4 ring electric hob with extractor canopy over, space for fridge freezer, radiator, laminate flooring, upvc double glazed door to utility / garden room.





UTILITY / GARDEN ROOM 10' 2'' x 8' 8'' (3.10m x 2.64m)
Upvc construction, wall and base units with work surface over, stainless steel sink unit, tiled splash backs, space and plumbing for washing machine, integrated dishwasher, wall mounted electric heater, laminate flooring, upvc French doors to covered decked area.

STUDY 9' 0'' x 7' 11'' (2.74m x 2.41m)
Upvc double glazed French doors to front, wall mounted gas boiler, stairs rising to first floor accommodation, radiator, laminate flooring.

PRINCIPAL BEDROOM 11' 9'' x 9' 11'' (3.58m x 3.02m)
Upvc double glazed window to rear, fitted with a range of built in wardrobes, built in storage cupboard, radiator.

BATHROOM 8' 8'' x 6' 8'' (2.64m x 2.03m)
Upvc double glazed window to side, fitted suite comprising close coupled w.c., pedestal wash hand basin, panelled bath, tiled surrounds, drawer unit, radiator, laminate flooring.



FIRST FLOOR ACCOMMODATION

LANDING
Loft access, radiator, doors to shower room and bedrooms two, three and four.

BEDROOM TWO 11' 8'' x 11' 5'' (3.55m x 3.48m) `L` Shaped
Velux window to front, radiator, shelving, eaves storage.

BEDROOM THREE 11' 3'' x 8' 3'' (3.43m x 2.51m)
Upvc double glazed window to rear, radiator, eaves storage.

BEDROOM FOUR 8' 7'' x 8' 4'' (2.61m x 2.54m)
Upvc double glazed window to rear, radiator, eaves storage.





SHOWER ROOM 6' 2'' x 5' 4'' (1.88m x 1.62m)
Two upvc double glazed windows to side, fitted suite comprising low level w.c., corner wash hand basin, shower cubicle, fully tiled, radiator, eaves storage, laminate flooring.

FRONT GARDEN
Laid to lawn with flowers and shrubs.

SINGLE GARAGE 16' 10'' x 8' 10'' (5.13m x 2.69m)
Single garage with up and over door, window to rear.

DRIVEWAY PARKING
Ample driveway parking for multiple vehicles leading to the single garage.

REAR GARDEN
The rear garden is a particular feature of this lovely property and offers a large level lawn area with flower borders, mature hedging, trees and shrubs. There is a paved patio area, a covered deck area for outside entertaining and a wooden summerhouse / workshop and garden shed to the rear of the garage. The gated area at the rear would make an ideal vegetable patch for the enthusiastic gardener.

SUMMERHOUSE / WORKSHOP 13' 8'' x 8' 2'' (4.16m x 2.49m)
Wood construction, double doors, windows to side



