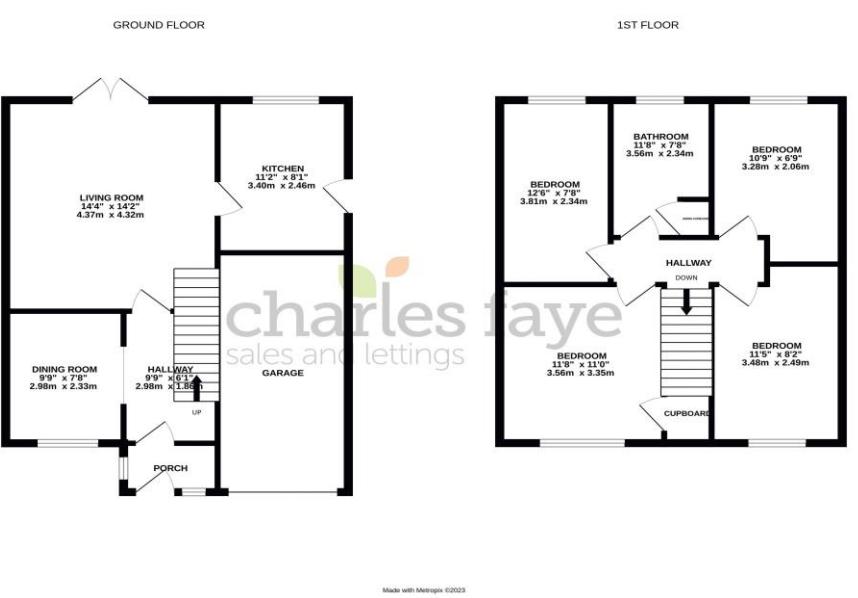


## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and then turn right at the roundabout on to Oxford Road. Proceed straight across at the next roundabout and take the fourth turning on the right into St Nicholas Close where the property can be found a little way along on the right 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.

## 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.

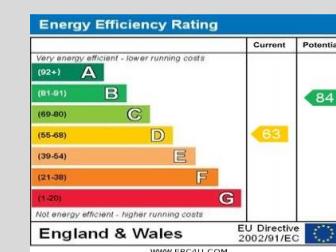
### FINANCIAL ADVICE

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 St Nicholas Close  
Calne, SN11 8AU**

**£375,000**

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

  
**charles faye**  
sales and lettings

## 4 St Nicholas Close, Calne

A light and spacious four bedroom house with driveway parking, a single garage, two reception rooms and a nice size rear garden, placed within a cul-de-sac and within walking distance of the town centre and its amenities. The home offers a modern fitted kitchen, 14'4 x 14'2 living room and a separate dining room complete the ground floor. There are three good sized double bedrooms and a small double which are all complemented by the fantastic re-fitted bathroom. There is an enclosed south westerly facing rear garden with a large patio stretching across the back of the home and driveway parking leading to the integral single garage.

- **Four Bedroom Semi-Detached**
- **Separate Dining Room**
- **Refitted Family Bathroom**
- **Single Garage**
- **14'4 x 14'2 Living Room**
- **Good Size Bedrooms**
- **Driveway Parking**
- **South Westerly Rear Garden**

### PROPERTY FRONT

Upvc entrance door leading to entrance porch.

### ENTRANCE PORCH 5' 7" x 3' 6" (1.70m x 1.07m)

Windows to front and side, upvc double glazed door to entrance hallway.

### ENTRANCE HALLWAY 9' 9" x 6' 1" (2.97m x 1.85m)

Ceiling coving, stairs rising to first floor, opening to dining room, door to living room, radiator, laminate flooring.

### DINING ROOM 9' 8" x 7' 8" (2.94m x 2.34m)

Upvc double glazed window to front, ceiling coving, radiator, laminate flooring.

### LIVING ROOM 14' 4" x 14' 2" (4.37m x 4.31m)

Upvc double glazed French doors to rear, ceiling coving, radiator, television point, door to kitchen.



**KITCHEN 11' 2" x 8' 1" (3.40m x 2.46m)**  
Upvc double glazed window to rear, modern fitted wall and base cabinets with work surface over, stainless steel sink unit, splash backs, fitted double oven, 4 ring gas hob with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, tiled flooring, upvc double glazed door to side.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Loft access with drop down ladder and light, doors to bedrooms and family bathroom.

### BEDROOM ONE 11' 8" x 11' 0" (3.55m x 3.35m)

Upvc double glazed window to front, built in wardrobe, radiator.

### BEDROOM TWO 12' 6" x 7' 8" (3.81m x 2.34m)

Upvc double glazed window to rear, ceiling coving, radiator.



**BEDROOM THREE 13' 4" x 8' 2" (4.06m x 2.49m)** In to recess  
Upvc double glazed window to front, ceiling coving, radiator.

**BEDROOM FOUR 10' 9" x 6' 9" (3.27m x 2.06m)** In to recess  
Upvc double glazed window to rear, ceiling coving, radiator.

**FAMILY BATHROOM 11' 8" x 7' 8" (3.55m x 2.34m)**  
Upvc double glazed obscure window to rear, modern fitted suite including close coupled w.c., pedestal wash hand basin, 'p' shape bath with shower and screen over, tiled surrounds, airing cupboard, chrome ladder radiator, vinyl flooring.



### EXTERNALLY

#### FRONT GARDEN

There is a graveled area to the front currently used for parking.

#### DRIVEWAY PARKING

Driveway parking leading to the single garage.

#### SINGLE GARAGE

Up and over door, power and light, wall mounted boiler.

#### REAR GARDEN

Enclosed with fence panels, large patio area stretching across the rear of the property, laid to lawn, outside tap, gated access to front.

