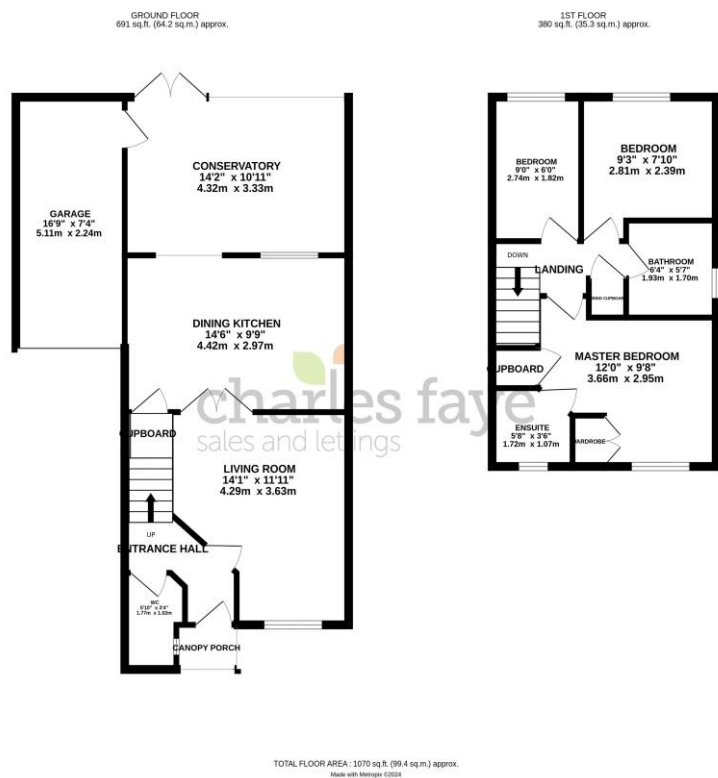


## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear right at the roundabout on to the A4. Follow this road along and just after St Mary's Independent School turn right into Springfield Drive. The property can be found at the top of the road 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.

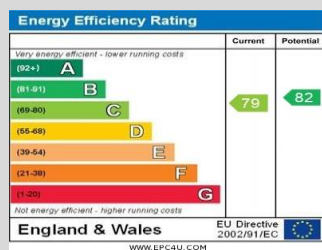
## FINANCIAL ADVICE

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



25 Springfield Drive  
Calne, SN11 0UF

£300,000

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

charles faye  
sales and lettings



25 Springfield Drive, Calne

CHAIN FREE! A lovely semi-detached residence nestled in a highly sought after, peaceful setting. The home boasts a thoughtfully designed layout with fresh, contemporary décor to include a welcoming living room, a stylish dining kitchen, perfect for entertaining, a spacious conservatory creating a seamless flow for both relaxation and entertaining. Convenience is key with the inclusion of a guest cloakroom on the main floor. The first floor offers three generously proportioned bedrooms, including a principal suite with an en-suite, complemented by a modern family bathroom. Outside, the property impresses with a well-maintained mature rear garden, offering a private and peaceful retreat., front garden, driveway parking and a single garage. Notably, the house is equipped with solar panels, contributing to sustainable living by supplying electricity and hot water. This feature enhances the property's efficiency and eco-friendly profile, making it an appealing and modern

- Stunning Three Bedroom Semi-Detached
  - Large Dining Kitchen
  - En-suite To Principle Bedroom
  - Driveway Parking
- Within Minutes To The Town Centre
  - Large Conservatory
  - Delightful Landscaped Garden
  - Single Garage

PROPERTY FRONT

Paved pathway leading to entrance door with canopy porch over and outside courtesy light.

ENTRANCE HALLWAY

Radiator, stairs rising to first floor, panelled doors to living room and guest cloakroom, laminate flooring.

GUEST CLOAKROOM 5' 10" x 3' 4" (1.78m x 1.02m)

Upvc double glazed obscure window to side, fitted suite comprising close coupled w.c., wall mounted wash hand basin, tiled splash backs, radiator, laminate flooring.

LIVING ROOM 14' 1" x 11' 11" (4.29m x 3.63m)

Upvc double glazed window to front, ceiling coving, television and telephone point, radiator, double doors leading through to dining kitchen, laminate flooring.



DINING KITCHEN 15' 6" x 9' 9" (4.72m x 2.97m)

Window to rear, fitted with matching wall and base cabinets, work surfaces over, stainless steel sink unit, tiled splash backs, free standing electric cooker, extractor hood over, washing machine, freestanding fridge, wall mounted boiler, breakfast bar, large under stairs storage cupboard, radiator, tiled flooring, opening through to conservatory.

CONSERVATORY 14' 2" x 10' 11" (4.31m x 3.32m)

Upvc construction, French patio doors to rear, personal door to garage, tiled flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, doors to all bedrooms, family bathroom, storage cupboard, newly carpeted.



BEDROOM ONE 12' 0" x 9' 8" (3.65m x 2.94m)

Upvc double glazed window to front, built in wardrobe, built in cupboard housing immersion tank, solar panels and solar tubes controls, radiator, door to en-suite, newly carpeted.

EN-SUITE 5' 8" x 5' 2" (1.73m x 1.57m)

Upvc double glazed obscure window to front, fitted suite comprising close coupled w.c., pedestal wash hand basin, tiled splash backs, tiled shower cubicle, chrome ladder style radiator, newly laid vinyl flooring.

BEDROOM TWO 9' 3" x 7' 10" (2.82m x 2.39m)

Upvc double glazed window to rear, radiator, telephone point, newly carpeted.



BEDROOM THREE 9' 0" x 6' 0" (2.74m x 1.83m)

Upvc double glazed window to rear, radiator, vinyl flooring, newly carpeted.

FAMILY BATHROOM 6' 4" x 5' 7" (1.93m x 1.70m)

Fitted suite comprising close coupled w.c., pedestal wash hand basin, panelled bath, tiled surrounds, radiator, newly laid vinyl flooring.

EXTERNALLY

FRONT GARDEN

Newly laid slate.

DRIVEWAY PARKING AND GARAGE

Driveway leading to single garage with up and over door, eaves storage, power and light, personal door to conservatory.

REAR GARDEN

A delightful landscaped garden which is fully enclosed with fence panels and mature hedging. The garden includes a large patio area, gravel pathways, flower and shrub borders, an ornamental pond, wooden garden shed. Side access and outside tap.

