

DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then turn right at the roundabout on to Curzon Street. At the next roundabout turn right on to Greenacres Way and take the second turning right into Honeysuckle Close. At the mini roundabout keep to the left which leads into Poppy Close. At the T junction, turn right and then bear round to the left follow the road and the property can be found a little way along on the left.



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.

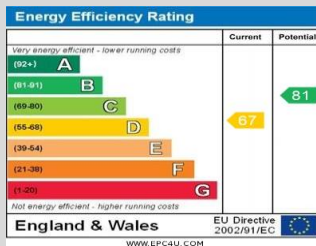
FINANCIAL ADVICE

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



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41 Poppy Close  
Calne, SN11 9TD

Guide Price £275,000

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

charles faye  
sales and lettings



41 Poppy Close, Calne

Located in the sought-after Lansdowne Park area, this charming three-bedroom semi-detached home offers modern living in a convenient location. Upon entering, the welcoming hallway leads to a guest cloakroom and a re-fitted kitchen with contemporary finishes. The spacious living and dining room provides a versatile area for relaxation and entertaining, while a sunroom at the rear of the property adds additional light-filled living space with views of the garden. Upstairs, there are three well-proportioned bedrooms, ideal for families or those needing a home office. The family bathroom is stylishly designed to meet modern needs. Externally, the property features a single garage and driveway parking, offering ample space for vehicles. The enclosed rear garden provides a private outdoor area perfect for entertaining, gardening, or relaxing.

- Three Bedroom Semi-Detached
  - Guest Cloakroom
  - Living Dining Room
  - Pretty Garden
- Newly Fitted Carpets
  - Newly fitted Oven & Gas Hob
  - Sunny Garden Room
  - Driveway Parking

PROPERTY FRONT

Pathway leading to entrance door.

ENTRANCE HALLWAY

Ceiling coving, stairs rising to first floor, radiator, doors to kitchen, guest cloakroom and living dining room, newly fitted carpet.

KITCHEN 8' 8" x 8' 4" (2.64m x 2.54m)

Upvc double glazed window to front, a well designed modern fitted kitchen including a range of wall and base cabinets with work surface over, stainless steel sink unit, tiled splash backs, newly fitted electric oven, newly fitted 4 ring gas hob with extractor hood over, space and plumbing for washing machine and dishwasher, space for fridge freezer, wall mounted gas boiler supplying hot water and central heating, newly fitted vinyl flooring.



GUEST CLOAKROOM 5' 9" x 2' 11" (1.75m x 0.89m)

Upvc double glazed obscure window to front, ceiling coving, modern fitted suite comprising close coupled w.c., wall mounted corner wash hand basin with tiled splash backs, radiator, newly fitted vinyl flooring.

LIVING DINING ROOM 18' 0" x 15' 6" (5.48m x 4.72m)

Max  
Leading off from the entrance hallway is the impressive open plan living dining room with newly fitted carpet.

LIVING AREA 11' 10" x 10' 2" (3.60m x 3.10m)

Upvc double glazed window to rear, ceiling coving, electric fire with modern surround, large under stairs storage cupboard, radiator, open plan through to dining area, newly fitted carpet.

DINING AREA 10' 6" x 8' 0" (3.20m x 2.44m)

Ceiling coving, radiator, newly fitted carpet, double glazed french doors leading out to the garden room.



GARDEN ROOM 8' 7" x 7' 2" (2.61m x 2.18m)

With windows overlooking the garden, radiator, door to side, tiled flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, ceiling coving, airing cupboard housing hot water tank, doors to bedrooms and family bathroom.

BEDROOM ONE 10' 6" x 9' 3" (3.20m x 2.82m)

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

BEDROOM TWO 9' 3" x 8' 11" (2.82m x 2.72m)

Upvc double glazed window to rear, radiator.



BEDROOM THREE 10' 4" x 7' 11" (3.15m x 2.41m)

Upvc double glazed window to rear, radiator.

FAMILY BATHROOM 6' 1" x 6' 1" (1.85m x 1.85m)

Upvc double glazed obscure window to front, modern fitted suite comprising close coupled w.c., pedestal wash hand basin, panelled bath with shower over, tiled surrounds, radiator, newly fitted vinyl flooring.

EXTERNALLY

FRONT GARDEN

Laid to lawn.

DRIVEWAY

Ample driveway parking to the front of the garage.

REAR GARDEN

Mainly laid to lawn with perimeter fencing and enjoys a south facing aspect. There are mature flowers and shrub borders, a delightful patio area, personal door to garage, gated access to driveway.

SINGLE GARAGE 16' 8" x 8' 1" (5.08m x 2.46m)

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

