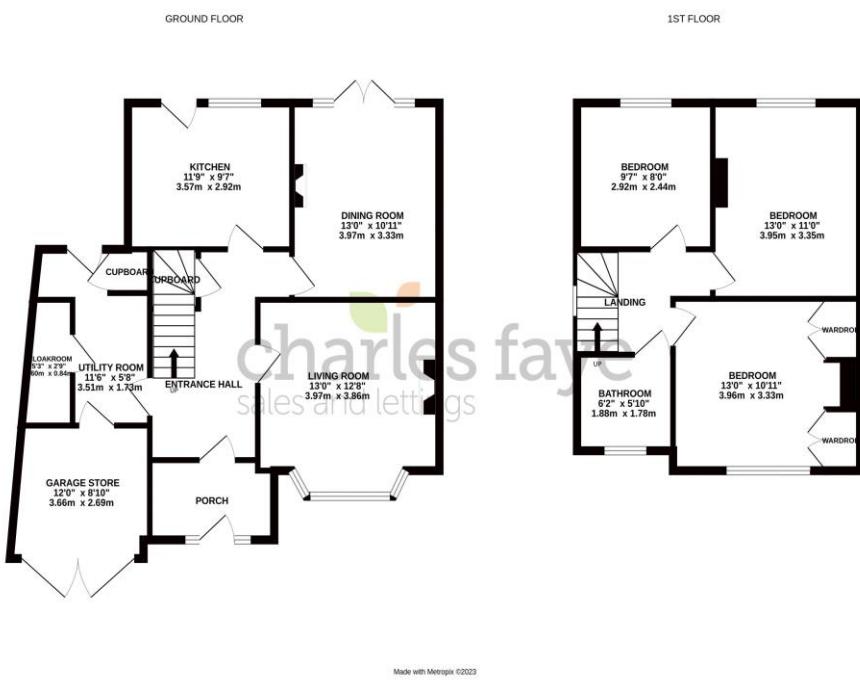


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and proceed straight across at the roundabout into North Street. Continue along this road and at the next roundabout go straight over into Lickhill Road. 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.

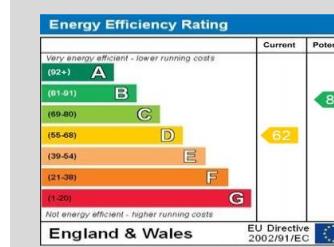
FINANCIAL ADVICE

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
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**80 Lickhill Road
Calne, SN11 9EZ**

£329,950

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

charles faye
sales and lettings

80 Lickhill Road, Calne

A traditional three bedroom semi detached property which has been improved, extended and updated to a high standard. Boasting an enviable location within the town of Calne and offering a comfortable and spacious home for modern family living while retaining many original features. The tastefully decorated home features a generously sized living room with bay window overlooking the front garden, a separate dining room perfect for entertaining guests or enjoying family meals, a beautifully designed kitchen, utility room and guest cloakroom. To the first floor the three light and spacious bedrooms are complemented by the refitted modern family bathroom. Externally the property offers a large front garden with gravelled driveway parking for several vehicles and to the front of the garage store there is an electric vehicle charging point. A wonderful addition to the property is the mature rear garden with ample outdoor space, a substantial wood built workshop / garden storage and wonderful tree house. A viewing is strongly recommended to appreciate this home.

- **Traditional Three Bedroom Semi Detached Property**
- **Original Features**
- **Bespoke Refitted Kitchen**
- **Delightful Front And Rear Gardens**

PROPERTY FRONT

Gravel driveway leading to entrance door.

ENTRANCE PORCH

Upvc double glazed entrance door with double glazed panels to either side, recessed spot lights, glazed door to entrance hallway.

ENTRANCE HALLWAY

Stairs rising to first floor, original doors to living room, dining room, kitchen, glazed oak door to utility room, under stairs storage cupboard, traditional style radiator, telephone point, Amtico flooring.

LIVING ROOM 13' 0" x 12' 8" (3.96m x 3.86m)

Upvc double glazed window to front, original panelled ceiling, picture rail, open fireplace, traditional style radiator, television point.

DINING ROOM 13' 0" x 11' 0" (3.96m x 3.35m)

Original panelled ceiling, picture rail, wrought iron fireplace, traditional style radiator, wood flooring, Upvc double glazed French doors to rear with upvc double glazed panels to either side.



- **Improved, Extended And Updated To A High Standard**
- **Two Reception Room**
- **Refitted Family Bathroom**
- **Driveway Parking For Several Vehicles**



KITCHEN 11' 9" x 9' 7" (3.58m x 2.92m)

Upvc double glazed window to rear, bespoke fitted wall and base cabinets with Corian surfaces over and inset twin Belfast style sink, upstands, freestanding cooker with four ring gas hob, stainless steel extractor chimney hood over, space and plumbing for dishwasher, space for fridge freezer, modern chrome radiator, wooden flooring, upvc double glazed door to rear.

UTILITY ROOM 11' 6" x 5' 8" (3.50m x 1.73m)

Two roof window lights, bespoke floor to ceiling storage cupboard, Belfast sink with cupboard below, solid wood surfaces over, space and plumbing for washing machine, space for tumble dryer, recessed spotlights, door to guest cloakroom, door to garage storage, Amtico flooring, upvc double glazed door to rear.

GUEST CLOAKROOM 5' 3" x 2' 9" (1.60m x 0.84m) Max
Fitted suite including close coupled w.c., traditional style wash hand basin, recessed spotlights, modern vertical style radiator, laminate flooring.



FIRST FLOOR ACCOMMODATION

LANDING

Loft access, original doors to bedrooms and family bathroom.

BEDROOM ONE 11' 10" x 11' 0" (3.60m x 3.35m)

Upvc double glazed window to front, original panelled ceiling, two built in double wardrobes, traditional style radiator.

BEDROOM TWO 13' 0" x 10' 11" (3.96m x 3.32m)

Upvc double glazed window to rear, original panelled ceiling, traditional style radiator.

BEDROOM THREE 9' 7" x 8' 0" (2.92m x 2.44m)

Upvc double glazed window to rear, traditional style radiator.



FAMILY BATHROOM 6' 2" x 5' 10" (1.88m x 1.78m)

Upvc double glazed obscure window to front, modern fitted bathroom suite including close coupled w.c., pedestal wash hand basin, panelled bath with shower over, shower screen, tiled surrounds, traditional style bathroom radiator, wooden flooring.

EXTERNALLY

FRONT GARDEN

Gated access, enclosed with hedging, panelled fencing and brick built wall. The garden is laid to lawn with mature hedging and shrubs.

GARAGE STORE

With traditional wooden double doors providing space for ample storage, eaves storage, power and light, personal door to utility room. To the front of the garage there is an electric vehicle charging point.

REAR GARDEN

The stunning rear garden is fully enclosed and provides different seated areas of enjoyment to relax and soak up the ambience of individual locations. There is a substantial wood built shed ideal for a workshop / garden storage, there is a level lawn which is surrounded by shaped filled borders of flowers, shrubs and trees. The wooden tree house offers hours of fun filled entertaining space for children.

DRIVEWAY

There is a gravelled driveway proving parking for several vehicles.

