

## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear left at the roundabout on to the A4. Go straight across at the set of traffic lights and then turn right at the roundabout into Station Road. Take the second turning on the left into Wenhill Heights and then the first turning on the left where the property can be found a little way 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.

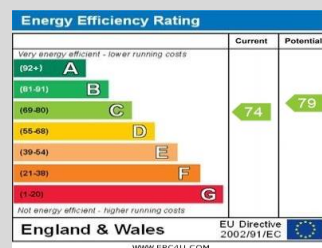
## FINANCIAL ADVICE

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

## COUNCIL TAX BAND

The council tax band for this property is band B

## PROPERTY RATING



Charles Faye Estate Agents  
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7 Wenhill Heights  
Calne, SN11 0JZ

£270,000

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

charles faye  
sales and lettings



7 Wenhill Heights, Calne

CHAIN FREE!\*\*\*GENEROUS PLOT\*\*\*EXTENDED\*\*\*AMPLE PARKING\*\*\*SHOWER ROOM AND BATHROOM\*\*\*A fantastic opportunity to purchase this two bedroom semi-detached house, situated on a generous corner plot within the sought-after Wenhill Heights development. The property has been thoughtfully extended to provide extra living space, including a versatile garden room and a convenient downstairs shower room. Set in a quiet cul-de-sac, it offers a peaceful location while remaining close to local amenities. Inside, the home features a bright living area, a modern fitted kitchen, and a recently re-fitted bathroom upstairs. Both bedrooms are well proportioned, making it ideal for first-time buyers, downsizers, or investors. Outside, the property enjoys gardens to the front, side, and rear, offering plenty of outdoor space for relaxation or entertaining. A private driveway provides off-road parking.

- Delightful Two Bedroom Semi Detached
  - Extended
  - Downstairs Shower Room
  - Summerhouse & Greenhouse
- Placed On A Large Corner Plot
  - Two Reception Rooms
  - Delightful Gardens To Front Side And Rear

PROPERTY FRONT

Pathway leading to entrance porch.

ENTRANCE PORCH

**LIVING DINING ROOM** 15' 11" x 13' 1" (4.85m x 3.98m)  
Upvc double glazed windows to front and side, stairs rising to first floor, two radiators, feature fireplace with inset electric fire, door to kitchen breakfast room, laminate flooring.

**KITCHEN BREAKFAST ROOM** 13' 1" x 8' 3" (3.98m x 2.51m)  
Upvc double glazed window to rear, fitted wall and base cabinets with work surface over, stainless steel sink unit, tiled splash backs, space for freestanding cooker, extractor hood over, space and plumbing for washing machine and dishwasher, laminate flooring, door to sun room.



**SUN ROOM** 10' 2" x 6' 3" (3.10m x 1.90m)  
Upvc double glazed window to rear, lantern style window, wall mounted boiler, radiator, a range of built in cupboards, laminate flooring, door to downstairs shower room, door to rear.

**DOWNSTAIRS SHOWER ROOM** 6' 0" x 3' 6" (1.83m x 1.07m)  
Upvc double glazed window to side, modern re fitted suite comprising close coupled hidden cistern w.c., vanity wash hand basin, fully tiled shower cubicle, chrome towel radiator, fully tiled walls and floor.

FIRST FLOOR ACCOMMODATION

**LANDING**  
Doors to bedrooms and bathroom.

**BEDROOM ONE** 13' 1" x 8' 5" (3.98m x 2.56m)  
Upvc double glazed window to front, radiator.



**BEDROOM TWO** 8' 3" x 6' 8" (2.51m x 2.03m)  
Upvc double glazed window to rear, radiator, storage cupboard.

**BATHROOM** 6' 1" x 5' 7" (1.85m x 1.70m)  
Upvc double glazed obscure window to rear, fitted suite comprising close coupled w.c., pedestal wash hand basin, panelled bath with shower over, radiator, fully tiled walls, vinyl flooring.



EXTERNALLY

FRONT GARDEN

A large frontage that wraps around to the side of the property, laid to lawn and gravel, mature borders filled with trees and shrubs.

DRIVEWAY PARKING

Laid to gravel and providing parking for 2/3 vehicles, storage shed, gated access to garden.

REAR GARDEN

A delightful fully enclosed south westerly facing garden which is laid to lawn with mature tree, flowers, shrub and vegetable borders, secluded patio area, garden shed, summerhouse, greenhouse, gated access to driveway parking.

