



**Trinity Park, Calne**  
**£325,000**



**VACANT POSSESSION!** Placed on a corner plot and in a cul-de-sac position is this four bedroom detached home on the south side of Calne. The home offers multiple parking on a brick drive, a detached garage and an enclosed landscaped rear garden. The ground floor offers a living room with bay, separate dining room, fitted kitchen, utility porch, guest cloakroom, hall and inner hall.

The first floor has four generous bedrooms that are complemented by a shower room featuring a double shower. The home has gas central heating and double glazing. The location offers easy access to Holy Trinity Primary School, Kingsbury Green Academy, local leisure centre with swimming pool, express supermarket and country walks are not too far away.



## LOCATION

Between the home and Calne centre is an area steeped in History and recently classed as a Heritage Quarter. There is the Norman Church and close by is the large Merchants Green surrounded by impressive period homes. There are quaint shops on Church Street and a walkway takes you to St Marys Courtyard which has a Bistro. As you walk down Church Street you will come to Calne centre, passing the river Marden and enjoying a host of facilities. Calne is famous for Wiltshire Ham and the Discovery of Oxygen. There are a number of restaurants, cafes, independent shops and supermarkets.

## ACCESS & AREAS CLOSE BY

The home is placed in a cul-de-sac to the south of Calne centre. Close by are country walks and it is a gentle stroll to the multiple facilities of the town. To the east, down the A4, you will pass Cherhill White Horse, Historic Avebury, and then onto Marlborough. To the west is Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound. Just to the east of the home is Quemerford.

## ENTRANCE HALL

**7'9 x 3'6 (2.36m x 1.07m)**

Display shelf and entrance door with leaded light effect privacy glass. Opening to the inner hall.

## INNER HALL

Stairs rise to the first floor and there is room for display furniture. Doors open to the guest cloakroom, fitted kitchen and to the living room.

## GUEST CLOAKROOM

**7'6 x 3' (2.29m x 0.91m)**

Window with privacy glass. Wash basin. Water closet.

## LIVING ROOM

A box bay window views out over the front garden and drive. There is the focal point of a fire surround with electric fire. Glazed doors open in to the separate dining room. There is room for sofas and further items of living room furniture.

## SEPARATE DINING ROOM

**13' x 9'7 (3.96m x 2.92m)**

A glazed French door opens out onto the rear garden. Two windows view out onto the

garden also. There is a door opening to the fitted kitchen. There is room for a table, chairs and further furnishing.

## FITTED KITCHEN

**15'4 x 8'7 (4.67m x 2.62m)**

There is a selection of fitted wall and floor cabinets with work surfaces. Corner displays. Space has been allowed for a cooker and fridge. Tile finishes and a tile floor. A window views out over the drive and a door leads into the rear utility porch. Inset one half sink and drainer.

## UTILITY PORCH

Plumbing for washing machine and space for a dryer placed under a worktop. Space for a freezer. Gas central heating boiler. Windows look out over the rear enclosed garden and door opens to the garden also

## FIRST FLOOR LANDING

Doors open to the bedrooms and to the shower room. Access to the loft. Airing cupboard with hot water cylinder.

## BEDROOM ONE

**14' x 8'10 plus wardrobes (4.27m x 2.69m plus wardrobes)**

A window offers a view out over the front. There is room for large double bed and extra furniture. Recessed to one side are built-in wardrobes with a chest of drawers inside.

## BEDROOM TWO

**13'3 x 9' (4.04m x 2.74m)**

A window views out over the rear garden. There is room for a double bed and further furniture to complement.

## BEDROOM THREE

**10'8 x 7'6 plus door alcove (3.25m x 2.29m plus door alcove)**

A window views out over the front. The room can accommodate a double bed and further furniture.

## BEDROOM FOUR

**10'4 x 9'4 including bulkhead and wardrobe (3.15m x 2.84m including bulkhead and wardrobe)**

A window looks out over the front. To one side is a large bulkhead shelf and a built in wardrobe.

## SHOWER ROOM

**7'4 x 6'1 (2.24m x 1.85m)**

The suite offers a walk-in double shower with 'Mira' shower. Pedestal wash basin and a water closet. Towel rail radiator. Light and shaver point. Corner seat with storage under. Window with privacy glass.

## BRICK DRIVE PARKING

In front of the home is a brick drive that can accommodate three vehicles. The drive leads to the garage, front access door and there is a gate to the rear garden. There are a selection of flower beds around the drive area which could offer more future parking.

## REAR ENCLOSED GARDEN

The garden has a number of patio areas that are perfect for outside dining and entertaining. There are well stocked flowerbeds and shaped lawns. The garden is wall and fence enclosed and offers areas of good privacy.



