



Tynning Park, Calne
Asking Price £270,000



Offered for sale with No Chain! This three-bedroom link detached home offers a good-sized rear garden backing onto woodland, driveway parking, and a garage. Situated in a quiet residential cul-de-sac on the south of Calne with countryside walks on your doorstep, local amenities, and Schools. Accommodation comprises an entrance porch, cloakroom, generous living room, dining room, and fitted kitchen. Upstairs are two double bedrooms, a generous single bedroom, and a shower room. The property has a private rear garden and a single garage with an up-and-over door to the front and a pedestrian door from the garden. There is driveway parking to the front of the home. There is Gas Central Heating and Double Glazing throughout.



CALNE & LOCATION

Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of independent and high-street shops, supermarkets, and eateries. There is a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and Dental surgeries with three leisure centers with swimming pools, fitness suites, and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs, as well as a great cycling and running community to name a few. To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury, and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

THE HOME

The home is located on the south side of Calne within close distance to leisure facilities, amenities, and well-regarded primary schools. The home is also on the doorstep of countryside walks.

ENTRANCE HALL

4'06 x 5'04 (1.37m x 1.63m)

Ideal entrance to accommodate the storage of outdoor wear. Door into the cloakroom and living room.

GUEST CLOAKROOM

6'05 x 3'02 (1.96m x 0.97m)

With a privacy window, the guest cloakroom comprises a wash basin and water closet.

LIVING ROOM

11'06 x 17'11 (3.51m x 5.46m)

Filled with natural light from a window overlooking the front garden, there is space to accommodate multiple large sofas and display furniture. Stairs rise to the first-floor accommodation.

DINING ROOM

9'08 x 9 (2.95m x 2.74m)

Space to accommodate a large dining table and chairs. Connected to the kitchen this room offers the potential to create a more open-plan kitchen dining space if the buyer desires.

KITCHEN

12'02 x 7'10 (3.71m x 2.39m)

A fitted kitchen with lots of potential! There is currently an array of fitted wall and base cabinets with tiled splashback. There is space for a free-standing washing machine and cooker. There is a large larder storage cupboard under the stairs and there is a wall-mounted boiler in one corner.

FIRST FLOOR LANDING

Doors open to all three bedrooms and the shower room. Loft Access.

BEDROOM THREE

7'02 x 8'04 (2.18m x 2.54m)

A generous single bedroom or ideal as an office space, window overlooking the front garden.

BEDROOM TWO

10'11 x 9 (3.33m x 2.74m)

Bedroom two offers space for a double bed and further furniture. A window overlooks the pretty rear garden and woodland beyond.

BEDROOM ONE

11'07 x 10'06 (3.53m x 3.20m)

A generous master bedroom that can accommodate a king-size bed and further furniture there is the bonus of a built-in wardrobe.

SHOWER ROOM

6'05 x 5'07 (1.96m x 1.70m)

Pedestal wash basin with corner shower cubicle.

EXTERNALS

Outlined in further detail as follows:

FRONT GARDEN

The front garden features mature shrubs and planting. There are steps leading to the front door.

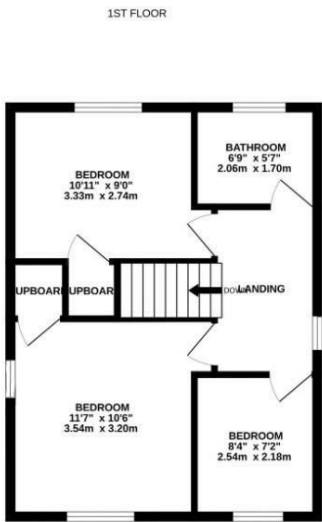
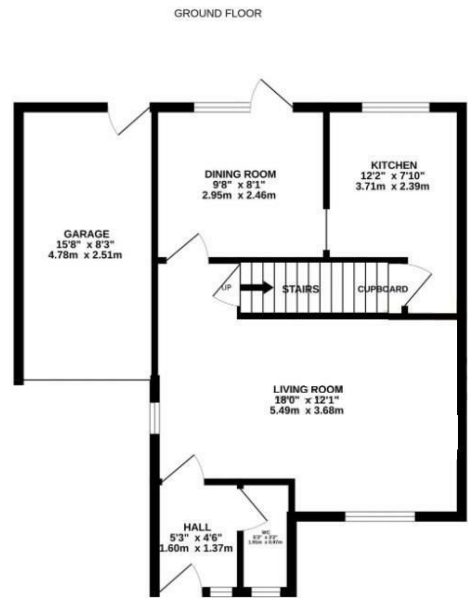
GARDEN

The rear garden is peaceful and private backing onto woodland. Arranged with two levels, adjacent to the dining room patio door is a large patio area ideal for outdoor furniture. From the patio, there is a small step up to the rest of the garden which is laid with gravel. There is an array of mature shrubs and ornamental planting on the borders. From the rear garden, there is a pedestrian door into the rear of the garage.

DRIVEWAY

There is driveway parking for one vehicle and a single garage with up and over door. The garage features power and light.





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