



**Tynning Park, Calne**  
**£230,000**



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BUTFIELD BREACH HOME SHOW REDUCTION!

Situated in a quiet cul-de-sac south of Calne, this two bedroom home benefits from having parking for two cars and has undergone recent upgrades to the home. The property is placed within walking distance of the newly built Asda, countryside walks, schools and a sport centre. Internally on the ground floor there is an entrance porch, a generous sized living room and a dining kitchen. On the first floor, there are two bedrooms as well as a newly fitted bathroom. Externally, there is a fully enclosed rear garden which has been landscaped within the last year, as well as parking for two. Double glazing and gas central heating.



## ACCESS & AREAS CLOSE BY

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 local primary schools and secondary schools. There are GP and Dental surgeries with three leisure centres with swimming pools, fitness suites, and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs, and 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.

## LOCATION

Situated on the south-side of Calne, just a gentle walk to the centre of Calne means that you will pass the Heritage Quarter which features the Merchant Green, Norman Church, the Marden River and the quaint shops of Church Street. A further bonus is that the local secondary school, leisure centre (with swimming pool) and a newly opened Asda shop are all just a few minutes walk away.

## THE HOME

Outlined in more detail as follows:

### ENTRANCE PORCH

3'9 x 2'8

Upon entering the home via a glazed door, you come to the entrance porch where a door leads through to the living room and a further door opens to a storage cupboard. Space allows for outdoor attire.

### LIVING ROOM

12'5 x 11'6

Following on from the entrance porch, you come to the living room. Space allows for multiple sofas and a range of display furniture. Balustrade stairs rise up to the first floor accommodation and a door leads through to the dining kitchen. A window looks out over the front of the home and a door opens to storage beneath the stairs. Newly carpeted flooring.

### DINING KITCHEN

12'5 x 9'4

With a window and glazed door opening out over the rear garden, filling the room with natural light, the dining kitchen is a lovely social space with ample room for a moderate dining table and chairs. The kitchen comprises a range of fitted wall and base cabinets with a sink and half inset to the work surfaces. Integrated is a gas hob with extractor hood over and an electric oven. Space and plumbing allow for a tall fridge freezer and a washing machine. Tiled finishings. Tile-effect vinyl flooring.

### FIRST FLOOR LANDING

From here, doors lead through to both the bedrooms as well as the bathroom. Carpeted flooring. Loft access is here and the loft space is partially boarded, has a light and features excellent sized additional storage space.

### PRINCIPAL BEDROOM

12'7 x 9'8

The principal bedroom is of a generous size and allows for a kingsize bed, bedside tables and further bedroom furniture. Double doors open to a built-in wardrobe. Two windows enjoy views out over the rear garden, filling the room with natural light. Carpeted flooring.

### BEDROOM TWO

10'2 x 5'3

With a window looking out over the front of the home, bedroom two offers enough space for a small double bed or makes a generous single. The room benefits from having a deep storage cupboard above the stairs. Carpeted flooring.

### BATHROOM

6'10 x 6'10

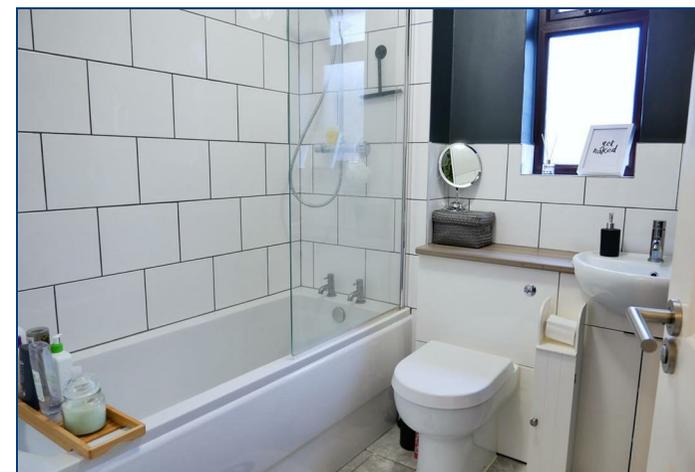
A newly fitted modern white suite bathroom, consisting of a panel enclosed bath with shower over and a glass splash screen, combination vanity wash basin and concealed cistern water closet. Tiled finishings and heated towel rail. A window with privacy glass opens out over the front of the home.

### EXTERNAL

Outlined in more detail as follows:

### FRONT GARDEN

The front garden has been designed for the ease of maintenance, laid to shingle, perfect for pot plant display. Bin store. A path leads to the front entrance.



### REAR GARDEN

Newly landscaped and of an excellent size, the rear garden is fully enclosed and offers areas for dining, relaxation and play. A paved patio is adjacent to the dining kitchen, a perfect space for dining furniture. The majority of the garden is laid to a high quality artificial grass with planted borders on either side. A hardstanding with storage shed is placed at the bottom of the garden. Enclosed by fencing.

### PARKING FOR TWO

The property benefits from having allocated parking for two at the front of the home.

### Council Tax Band

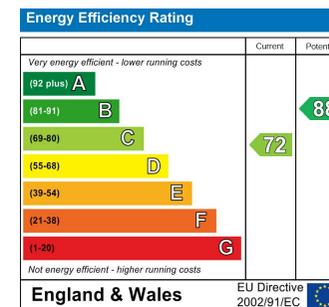
Council Tax band B.



### Area Map



### Energy Performance Graph



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