



14 Tynning Park, Calne, SN11 0QF

£312,950

Situated within a cul de sac opposite the well regarded Holy Trinity C of E Primary School and backing on to The Kingsbury Green Academy Secondary School a generously sized link Detached home with driveway parking for two cars and single garage. Internally the property benefits from a newly installed kitchen, modern replacement gas fired boiler and a 20'06" x 15'07" L shaped Master bedroom with Juliet balcony. There is NO ONWARD CHAIN.

Entrance Hall

Front door, radiator, laminate flooring, door to the cloakroom and door to the lounge.

Cloakroom

Double glazed window, radiator, wash hand basin and toilet.

Lounge 17'10" x 11'06" (5.44m x 3.51m)



Double glazed window to the front, double glazed window to the side, two radiators, stairs to the first floor and door to the dining room.

Dining Room 9'08" x 8'09" (2.95m x 2.67m)

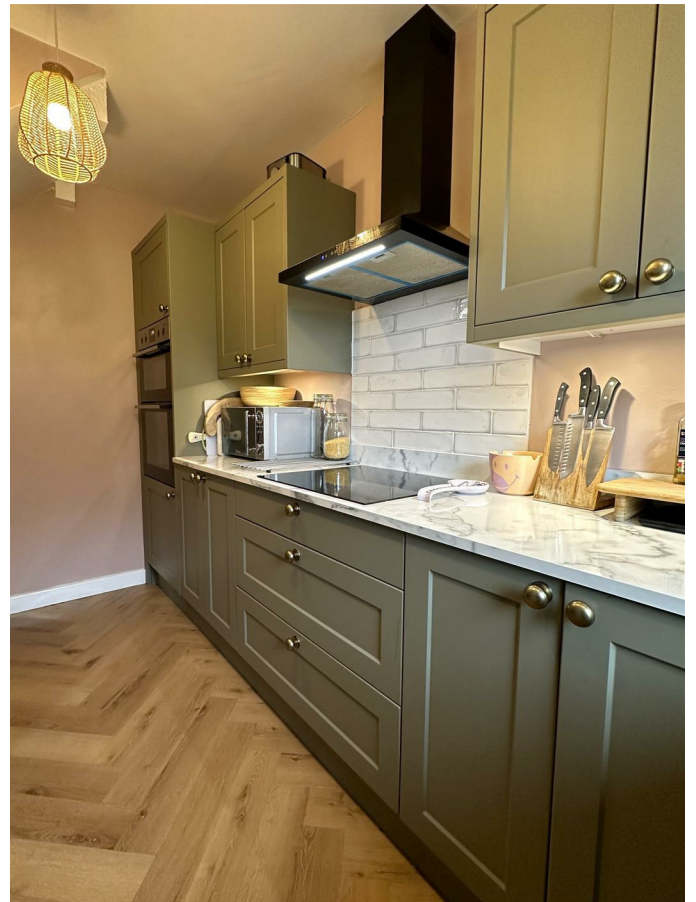


Double glazed French doors to the garden, radiator and opening to the kitchen.

Kitchen



Newly installed kitchen. Double glazed window to the rear, range of floor and wall mounted units, sink and drainer, electric hob, extractor fan, double electric oven, integrated dishwasher, space for a fridge/freezer, plumbing for a washing machine, wall mounted modern gas fired boiler and under stairs storage cupboard.

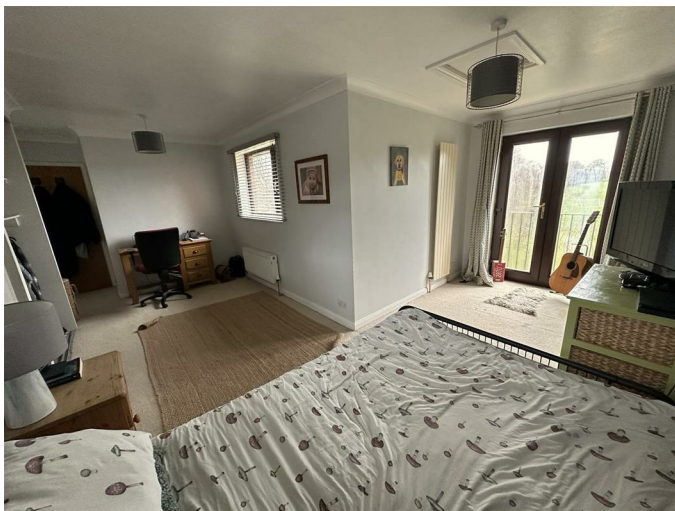




Landing

Loft access, doors to all bedrooms, shower room and double glazed window to the side.

Bedroom One 20'06" x 15'07" (6.25m x 4.75m)



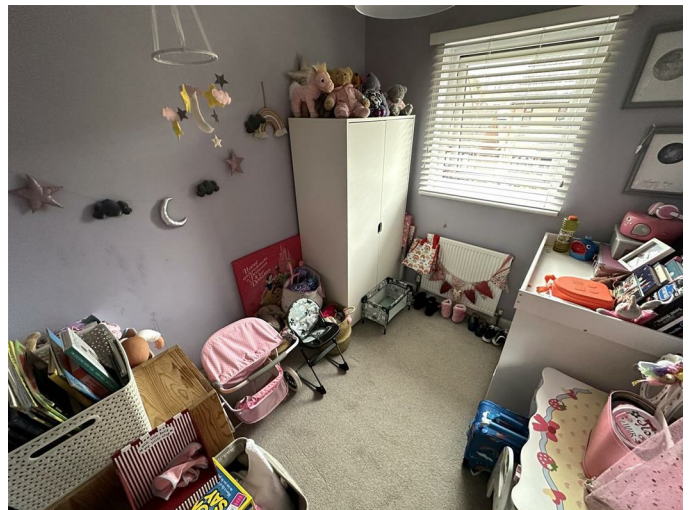
L shaped bedroom double glazed window to the front, double glazed window to the rear, double glazed Juliet balcony overlooking the garden, radiators and fitted wardrobe.

Bedroom Two 11'07" x 10'05" (3.53m x 3.18m)



Double glazed window to the front, double glazed window to the side, radiator and built in wardrobe.

Bedroom Three 8'05" x 7'02" (2.57m x 2.18m)



Double glazed window to the front and radiator.

Shower Room 8'08" x 5'07" (2.64m x 1.70m)



Double glazed window to the rear, radiator and further towel radiator, toilet, wash hand basin and vanity storage and walk in shower cubicle.

Garage 15'11" x 8'03" (4.85m x 2.51m)

Up and over door to the front, personal door to the rear, power and light.

Garden

Laid to areas of decking, patio and lawn with mature shrubs, plants and trees.

Driveway

Paving for two cars in front of the garage.

Tenure

We are advised by the .GOV website that the property is FREEHOLD.

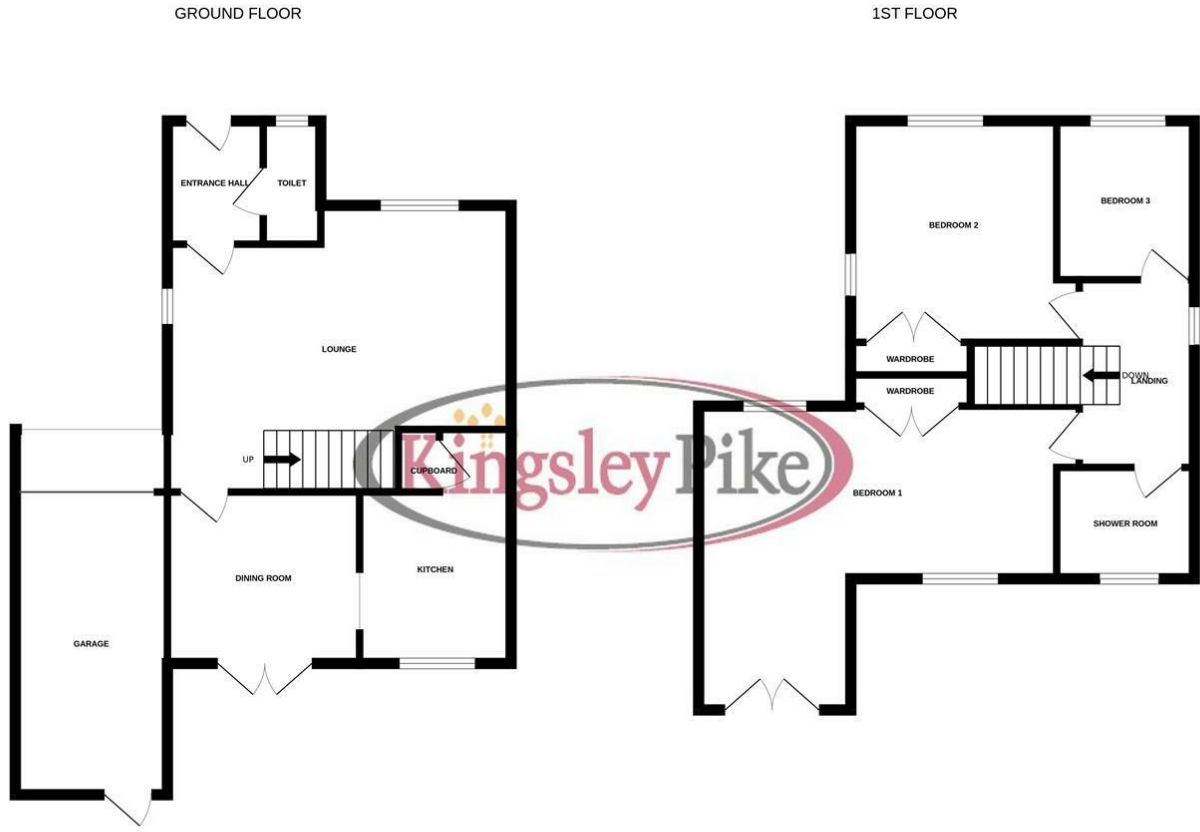
Council Tax

We are advised by the .GOV website that the property is Band

AGENTS NOTES

As requested by the Estate Agents Act 1979 an employee of Kingsley Pike has an interest/connection in this property.

Floor Plan



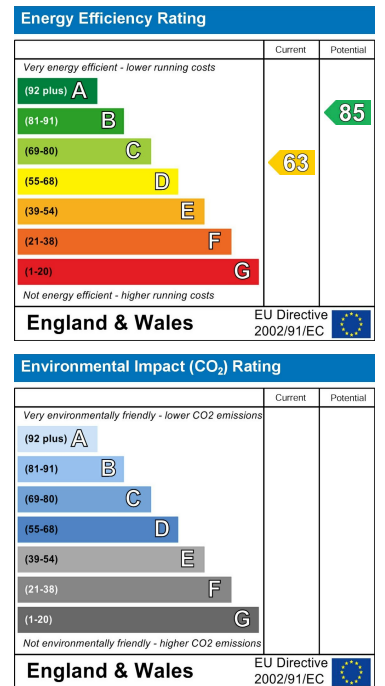
3 BEDROOM LINK DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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