



**Woodland Park, Calne SN11 0JX**

**welcome to**

## **Woodland Park, Calne**

- Walking distance to the town centre
- Driveway parking
- Lounge/Dining Room
- Two bedrooms
- Front and rear gardens

Tenure: Freehold EPC Rating: D

# £250,000

### **Entrance Hall**

Door with glazed panel to the front and a radiator.

### **Kitchen**

9' 9" max x 6' 6" max ( 2.97m max x 1.98m max )  
Fitted kitchen comprising a range of wall and base units with work surfaces over, stainless steel sink/drain, plumbing for washing machine, space for dishwasher, space for fridge/freezer and central heating boiler.

### **Lounge / Dining Room**

12' 1" max x 12' 4" max ( 3.68m max x 3.76m max )  
Window to the rear aspect overlooking the garden and French door leading to the garden, television aerial point and a radiator.

### **Landing**

Stairs from lounge/diner, smoke detector and loft access.

### **Bedroom One**

10' max x 9' 2" max ( 3.05m max x 2.79m max )  
Window to the rear aspect, television aerial point, built in wardrobes, airing cupboard and a radiator

### **Bedroom Two**

10' max x 6' 8" max ( 3.05m max x 2.03m max )  
Window to the front aspect and a radiator.

### **Bathroom**

Window to rear, wash hand basin, w.c, bath with shower over, radiator, and part tiling.

### **Front Garden**

Footpath leading to front door and gravel area.

### **Rear Garden**

Patio area, flower beds and steps leading up to driveway area.

### **Driveway**

Driveway parking to rear of the property



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**Property Ref:**  
CLN108381 - 0003

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