



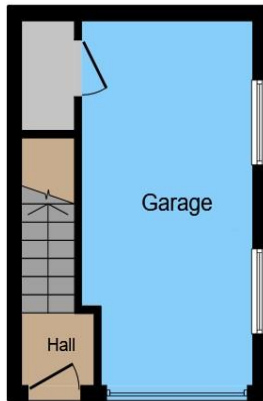
**Grayling Close, Calne SN11 9QT**

**welcome to**

**Grayling Close, Calne**

Charming Coach House with a lounge/diner featuring Velux windows and new carpet, a modern kitchen, two bedrooms with built in cupboards, a part-tiled bathroom with stone effect lino and a garage for parking.





**Ground Floor**



**First Floor**

**Entrance Hall**

Stairs up to the Coach House.

**Lounge/Diner**

17' 1" max x 15' 7" max ( 5.21m max x 4.75m max )

Two windows to front aspect, two radiators, two Velux windows with blinds, new carpets, open plan to kitchen.

**Kitchen**

8' 5" max x 7' 6" max ( 2.57m max x 2.29m max )

Window to front aspect, dishwasher, plumbing for washing machine, space for fridge freezer, wood effect lino flooring, stainless steel sink, gas hob, combi boiler.

**Landing**

Spot lights, three Velux windows, carpet, valiant heating control, two built in cupboards one with airing cupboard, radiator.

**Bedroom One**

13' 5" max x 10' 3" max ( 4.09m max x 3.12m max )

Window to front aspect, carpet, double built in wardrobe.

**Bedroom Two**

13' 4" max x 8' 1" max ( 4.06m max x 2.46m max )

Window to front aspect, carpet, built in cupboard, loft access.

**Bathroom**

Stone effect lino, part tiled, bath with shower over, WC and wash hand basin.

**Parking**

Garage and one parking space to the side of the property.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Grayling Close, Calne

- Spacious Lounge/Diner with Velux windows
- Modern Kitchen
- Two Bedrooms with built in cupboards
- New Carpet
- Garage

Tenure: Freehold EPC Rating: C

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CLN108793 - 0005

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