



**Tyning Park, Calne**  
**Price Guide £225,000**





**MOTIVATED VENDORS WITH END-OF-CHAIN!** Situated in a quiet cul-de-sac south of Calne, is this two bedroom home benefiting from having parking for two. 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, one of which is a double, as well as a family bathroom. Externally, there is a fully enclosed rear garden as well as parking for two. Double glazing and gas central heating.





### ACCESS & ARAES CLOSE BY

To the east, down the A4, you will pass Cherhill White Horse, Historic Avebury, and then onto Marlborough. To the west is Derry Hill/Bowood, Chippenham, Bath, and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound. To the south is the market town of Devizes.

### LOCATION

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 River, and the quaint shops. 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 (1.14m x 0.81m)**

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 (3.78m x 3.51m)**

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. Laminate flooring.

### DINING KITCHEN

**12'5 x 9'4 (3.78m x 2.84m)**

With a window and glazed door opening out over the rear garden, filling the

room with natural light, is the dining kitchen. There are 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 fridge freezer and washing machine. Tiled finishings. Space allows for a dining room table and chairs. Vinyl flooring.

### FIRST FLOOR LANDING

From here, doors lead through to both the bedrooms as well as the bathroom. Carpeted flooring.

### PRINCIPAL BEDROOM

**12'7 x 9'8 (3.84m x 2.95m)**

The principal bedroom is of a generous size and allows for a double bed, bedside tables and further bedroom furniture. Double doors open to hanging space above the stairs. Two windows enjoy views out over the rear garden, filling the room with natural light. Carpeted flooring.

### BEDROOM TWO

**10'2 x 5'3 (3.10m x 1.60m)**

With a window looking out over the front of the home, is bedroom two. Space allows for a single bed and further bedroom furniture. The room benefits from having a storage cupboard above the stairs, fitted with radiator. Carpeted flooring.

### BATHROOM

**6'10 x 6'10 (2.08m x 2.08m)**

A modern white suite bathroom, consisting of a panel enclosed bath with shower over and a wash basin inset to a vanity unit with concealed system 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 with a bin store. A path leads to the front entrance.

### REAR GARDEN

Adjacent from the dining kitchen is an area laid to hard standing, making a perfect space for dining furniture. The rest of the garden is laid to lawn with a shingled path leading to a storage shed at the bottom of the garden. There is also a further patio at the bottom of the garden ideal for lounging furniture.

### PARKING FOR TWO

The property benefits from having park for two.





