



**Trinity Park, Calne**  
**£385,000**



**\*RECENTLY BACK TO MARKET AS OWNERS HAVE FOUND A NO CHAIN PROPERTY THEY WOULD LIKE TO BUY\***

A detached home on the south of Calne placed on a corner plot and offers four excellent bedrooms and generous ground floor living space. On the doorstep of countryside walks and local amenities including schools. The ground floor features a wonderful granite finished family dining kitchen, a separate living room plus a vaulted conservatory. There is a hall, inner hall, laundry and guest cloakroom. The first floor has a wide landing which leads to four double bedrooms, family bathroom and there is an en-suite to the master. The home has a garage and three car parking and there are enclosed gardens to both the side and the rear. Gas central heating and double glazing.



## ACCESS & AREAS CLOSE BY

The home is placed in a cul-de-sac to the south of Calne centre. Close by are country walks and it is a gentle stroll to the multiple facilities of the town. To the east, down the A4, you will pass Cherhill White Horse, Historic Avebury, and then onto Marlborough. To the west is Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound. Just to the east of the home is Quemerford.

## LOCATION

Calne centre is an area steeped in History and recently classed as a Heritage Quarter. There is the Norman Church and close by is the large Merchants Green surrounded by impressive period homes. There are quaint shops on Church Street and a walkway takes you to St Marys Courtyard which has a Bistro. As you walk down Church Street you will come to Calne centre, passing the river Marden and enjoying a host of facilities. Calne is famous for Wiltshire Ham and the Discovery of Oxygen. There are a number of restaurants, cafes, independent shops and supermarkets.

## ENTRANCE HALL

**6'10 x 3' (2.08m x 0.91m)**

The hall leads to an enclosed inner hall leads to entrance hall.

## INNER HALL

**9'1 x 6'4 (2.77m x 1.93m)**

Doors to the guest cloakroom, dining kitchen, living room, laundry closet and garage. Space for display furniture.

## GUEST CLOAKROOM

**5'10 x 3'3 (1.78m x 0.99m)**

Water closet and a wash basin.

## LAUNDRY CLOSET

**6' x 3' (1.83m x 0.91m)**

A double cupboard placed off the hall with plumbing for washing machine and space for a further machine.

## LIVING ROOM

**17'10 x 12'6 (5.44m x 3.81m)**

The living room has both a window and French door to the conservatory. There is a door to the dining kitchen, entrance hall and a balustrade staircase to the first floor. The room has space for large sofas, armchairs and further living room furnishing. French door to the family dining kitchen.

## CONSERVATORY

**17' x 11' (5.18m x 3.35m)**

The conservatory gives a dual aspect view over the rear garden and has a high vaulted ceiling. There is space for

sofas and further furnishing. Double French doors open out onto the garden.

## FAMILY DINING KITCHEN

The room has natural dining, cooking and living spaces, great for interacting and entertaining.. There is a triple aspect with windows to the front and overlooking the rear garden plus a glazed door and patio doors give a view and access onto the side garden. Outlined a little more as follows;

## FAMILY DINING AREA

**19'9 x 10'6 (6.02m x 3.20m)**

The living dining space offers room for a generous dining table, sofa and display. Tiled floor. A peninsular unit gives a natural divide from the kitchen area. There is space for a large fridge freezer. The French doors open to the side garden area and expand living space in fine weather.

## KITCHEN AREA

**17'4 x 5'6 (5.28m x 1.68m)**

A peninsular unit gives a natural divide from the kitchen area. The peninsular unit is made for bar stool breakfasts and cocktails. There is a selection of fitted wall and floor cabinets with granite work surfaces. There is space for a dish washer and there is an inset sink and drainer. The focal point of the kitchen is a Range cooker with cooker guard and a chimney hood above.

## FIRST FLOOR LANDING

**11' x 6' (3.35m x 1.83m)**

A spacious landing with doors to the bedrooms and to the family bathroom. Airing cupboard and access to the loft.

## MASTER BEDROOM

**10'4 x 9'7 plus wardrobes (3.15m x 2.92m plus wardrobes)**

A lobby opens to the master bedroom and to the master ensuite. The room enjoys double fitted wardrobes to one side of the room. There is room for a large double bed and further bedroom furniture. A window looks out over the front.

## MASTER EN-SUITE

**10'10 x 6'9 (3.30m x 2.06m)**

The suite offers a walk-in double shower, water closet and wash basin. Window with privacy glass. Built in bathroom cabinets and shelving for towels.

## BEDROOM TWO

**9'3 x 9' plus wardrobe (2.82m x 2.74m plus wardrobe)**

A window looks out to the rear garden. Open wardrobes with shelving and hanging.. There is space for a large double bed and extra furnishing.

## BEDROOM THREE

**12'3 x 8'3 (3.73m x 2.51m)**

This bedroom has a window looking out over the front. It can accommodate a large double bed and further bedroom furniture.

## BEDROOM FOUR

**10'4 x 7'9 (3.15m x 2.36m)**

The final bedroom is also a double in size. A window looks out to the front. The room would also make an ideal study/office.

## FAMILY BATHROOM

There is a window with privacy glass and there are attractive tile finishes. The room offers a water closet, wash basin and a chrome heated towel rail. There is a shaped panel enclosed bath, shaped screen and a 'Triton' shower over.

## FRONT BRICK DRIVE

A brick drive has the ability to park two/three cars. A side access leads to the side garden and there is access to the side bike store.

## INTEGRAL GARAGE

**18'7 x 8'6 (5.66m x 2.59m)**

The garage has an electric roller door and a door to the inner hall. There is power and light. Gas central heating boiler.

## SIDE PATIO GARDEN

The side garden has a southerly aspect and is organised for entertaining and lounging in mind. There is a fence surround. A generous patio is ideal for sun loungers and a table and chairs set. Timber bin stores. A five bar gate leads to the rear enclosed garden. To the side of the five bar gate is access to a further timber shed.

## REAR ENCLOSED GARDEN

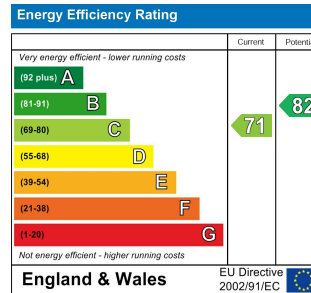
The rear garden is mainly lawn with a patio retreat at the far end. There is a fence surround and a selection of mature plants.





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Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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