



Trinity Park, Calne
£225,000

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A two bedroom home that has had a multitude of upgrades in recent years. The property includes a modern fitted kitchen with gloss doors, modern bathroom, Oak doors, spotlights in the spacious living room (organised in sections to offer different moods) and an enclosed rear garden. The garden has been laid to patio for ease of maintenance, outside dining and entertaining. The property has the bonus of parking for one vehicle. The bedrooms have a master bedroom that is very impressive in size with room for a super king bed and study area. There is gas central heating and double glazing. The home is placed in a cul de sac on the south side of Calne and with country walks and amenities on the doorstep.



LOCATION

The home is placed in the Quemerford area of Calne. Country walks are on the doorstep. The home is well positioned for access to the local secondary and primary schools. An Asda Express is close by and Quemerford has a Post Office/Shop, large play park at Wessington Park and a local hostelry. The facilities of Calne centre are in walking distance.

ACCESS & AREAS CLOSE BY

As you travel east you pass Cherhill White Horse, Silbury Hill, Historic Avebury and then to Marlborough. This route also takes you to the M4 eastbound to London. To the west is Calne that is steeped in history and the home of Wiltshire Ham, plus the discovery of Oxygen. Further west is Chippenham, Bath and the M4 westbound. Routes south lead you to Devizes, Caen Hill Locks, Salisbury and the South Coast.

ENTRANCE HALL

Doors give access to the living room and to the fitted kitchen.

FITTED KITCHEN

8'6 x 7'9

A window looks out over the front. There is a section of gloss fronted kitchen cabinets with work surfaces. Inset one and a half sink and drainer. Inset electric oven, hob and a hood over. Space has been allowed for a washing machine and a fridge freezer.

LIVING SPACE

16' x 11'10

A french door opens out onto the rear garden and expands the living space in fine weather. Generous in size the room can happily accommodate a number of sofas, dining table, chairs and further furniture. Stairs rise to the first floor and a window looks out onto the rear garden also. The room has spotlights that are organised in separate sections to offer different moods. An extra light has been placed to one side to highlight a dining or study area.

FIRST FLOOR LANDING

Doors give access to the bedrooms and to the bathroom.

MASTER BEDROOM

12'10 x 11'10 including bulkhead display

The room offers a view out over the rear garden. There is room for a super king size bed and extra bedroom furniture. There is a large shelf for display over the bulkhead area and a natural recess gives a study area.

BEDROOM TWO

11'7 x 5'9

A window looks out over the front. There is room for a single bed and extra furniture. The room also makes a perfect study/office or hobby room.

BATHROOM

8'6 x 5'9

Window with privacy glass. The suite has a water closet and a wash basin set into a vanity cabinet. Panel enclosed bath with a shower screen and a shower over. Shaver point. Store cupboard.

DRIVE PARKING

The home has a parking space for one vehicle in front of the home.

FRONT GARDEN

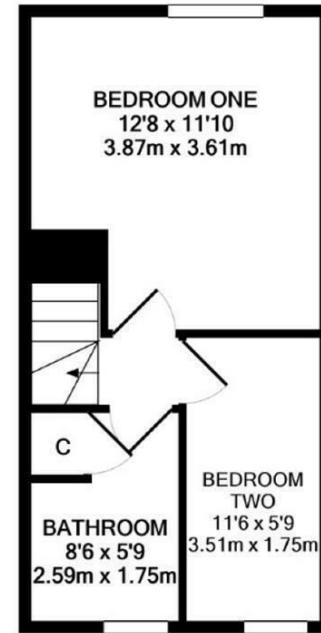
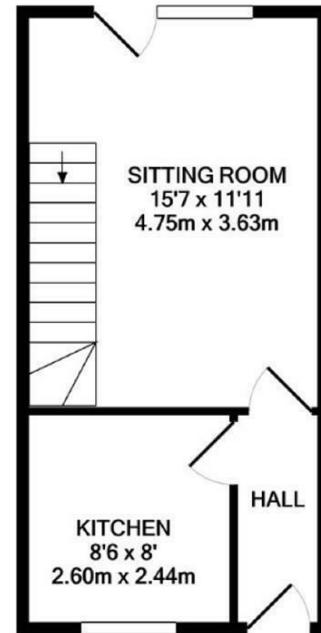
Small garden area with a path to the front door. Storm awning over the entrance door.

REAR ENCLOSED GARDEN

Fence enclosed and with a rear gate. Laid to patio making it perfect for outside dining, entertaining, lounging and pot plant display.



Floor Plans



GROUND FLOOR
APPROX. FLOOR
AREA 287 SQ.FT.
(26.7 SQ.M.)

FIRST FLOOR
APPROX. FLOOR
AREA 282 SQ.FT.
(26.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 569 SQ.FT. (52.8 SQ.M.)

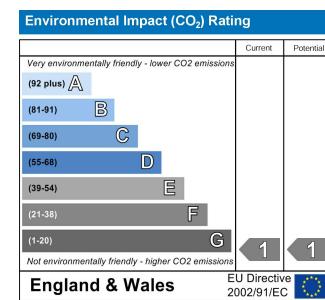
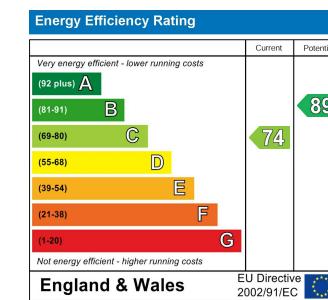
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 Performance Graph



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