



## Newleaze Park

Broughton Gifford, Melksham SN12 8PL

- Three Bedrooms
- Generous Kitchen/Diner
- Solar Panels Installed
- Popular Village Broughton Gifford
- Semi-Detached
- Overlooks Green Space
- Energy-Efficient Home

**£318,000 Freehold**





### **Hallway**

Window to front elevation, radiator, stairs to first floor and opening to living room and kitchen/diner.

### **Living Room**

21'10" x 11'11"

Windows to front and rear elevation, under stairs storage, three radiators and patio door to garden.

### **Kitchen/Diner**

15'9" x 16'3"

Fitted with worktop space over base units, ceramic sink with drainer, space for fridge/freezer and dishwasher, built-in oven, hob, windows to rear and side elevation, storage cupboard, radiator, door to utility and external door to side and patio doors to rear elevation.



### **Utility**

3'9" x 4'1"

Window to front elevation and opening to WC.

## **WC**

Fitted with a two piece suite comprising wash hand basin and WC.

## **Landing**

Doors to bedrooms and bathroom.

## **Bedroom One**

9'0" x 11'11"

Window to rear elevation and radiator.

## **Bedroom Two**

12'0" x 8'10"

Window to front elevation, storage cupboard and radiator.

## **Bedroom Three**

12'4" x 6'1"

Window to side elevation, eaves storage and radiator.

## **Bathroom**

Fitted with three piece suite comprising bath with shower with over and folding glass screen, wash hand basin and WC, window to side elevation and radiator.

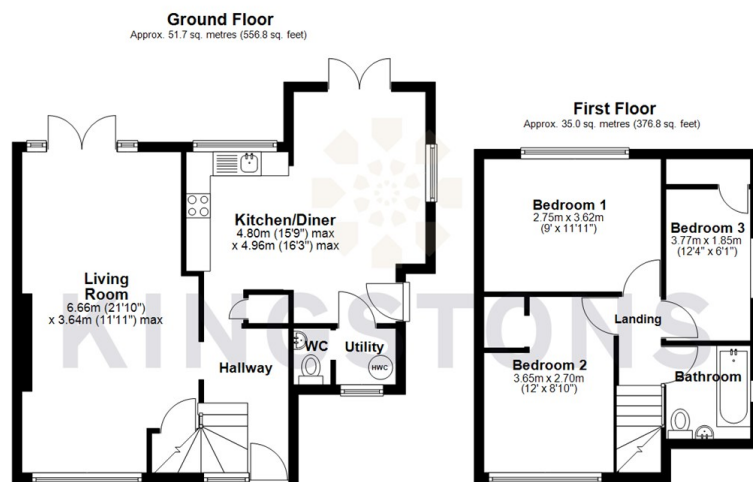
## **Outside**

Front and garden and enclosed rear garden with side access backing onto green space.





Local Authority **Wiltshire**  
Council Tax Band **C**  
EPC Rating **B**



Total area: approx. 86.7 sq. metres (933.7 sq. feet)



**KINGSTONS**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

