





Berryfield Park

Melksham SN12 6ED

- Four spacious bedrooms
- Loft conversion for extra space
- Kitchen/diner
- Two parking spaces at rear
- Solar panels
- Main bedroom with en-suite
- Two reception rooms
- Utility room
- Close to A350 and town
- Green space nearby



Asking Price £300,000 Freehold







Hallway
External door to front, stairs to first floor with storage under, radiator, door to dining room and opening to kitchen/diner.

Dining Room
13'5" x 11'11"
Radiator and double doors to rear garden.

Kitchen/Diner
20'8" x 10'0"
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, space for dishwasher, fitted eye level double oven and five ring gas hob, window to front elevation, radiator and opening to utility room.

Utility Room
Worktop with space for freezer, fridge/freezer and washing machine, window to front elevation and door to living room.

Living Room
19'11" x 12'10"
Radiator, stairs to bedroom one and double doors to rear garden.

Landing
Radiator, stairs to second floor and doors to bedrooms two, three and bathroom.

Bedroom One
14'3" x 12'10"
Window to rear elevation, radiator and doors to en-suite, walk-in wardrobe and bathroom.

En-suite
Fitted with a three piece suite comprising shower enclosure, wash hand basin and WC with window to front elevation and radiator.

Walk-in Wardrobe
5'4" x 4'0"

Bedroom Two
14'6" x 11'6"
Window to rear elevation, storage cupboard and radiator.

Bedroom Three
11'1" x 10'10"
Window to rear elevation and radiator.

Bathroom
Fitted with three piece suite comprising bath with shower over and glass screen, wash hand basin and WC, window to front elevation and heated towel rail.

Landing
Door to bedroom four.

Bedroom Four
8'7" x 17'2"
Skylight and door to store.

Store
19'11" x 12'10"
Window to side elevation.

Outside
Enclosed rear garden with rear access and solar panels.







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





Total area: approx. 171.1 sq. metres (1841.4 sq. feet)







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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.