



## The Orchard

Semington, BA14 6NN

- Four spacious bedrooms
- Three versatile reception rooms
  - Enclosed rear garden
- Village location in Semington
  - 3 miles to Melksham
- Modern semi-detached house
  - Kitchen/diner at rear
  - Driveway for two cars
  - Near Kennet & Avon canal
  - Bus stops in village

**£325,000 Freehold**



**Hall**

Window and external door to front elevation, radiator, stairs and door to living room.

**Living Room**

12'0" x 13'3"

Window to front elevation, understairs storage, radiator and opening to dining room.

**Dining Room**

10'0" x 8'10"

Radiator, open to snug and door to kitchen/diner.

**Snug**

6'4" x 7'10"

Window to side elevation and patio doors to garden.

Window to rear, open plan, door to:



### **Kitchen/Diner**

10'2" x 17'5"

Fitted with a matching range of base and eye level units with worktop space over, sink, space for dishwasher and range cooker, breakfast bar, two windows and external door to rear elevation with door to reception room.

### **Reception Room**

14'8" x 9'9"

Window to front elevation.

### **Landing**

Airing cupboard, doors to bedrooms and bathroom.

### **Bedroom One**

19'2" x 9'10"

Skylight to rear elevation.

### **Bedroom Two**

12'2" x 8'4"

Window to front elevation, fitted wardrobes and radiator.

### **Bedroom Three**

10'2" x 9'11"

Window to rear elevation and fitted wardrobes.

### **Bedroom Four**

9'4" x 7'9"

Window to front elevation,

### **Bathroom**

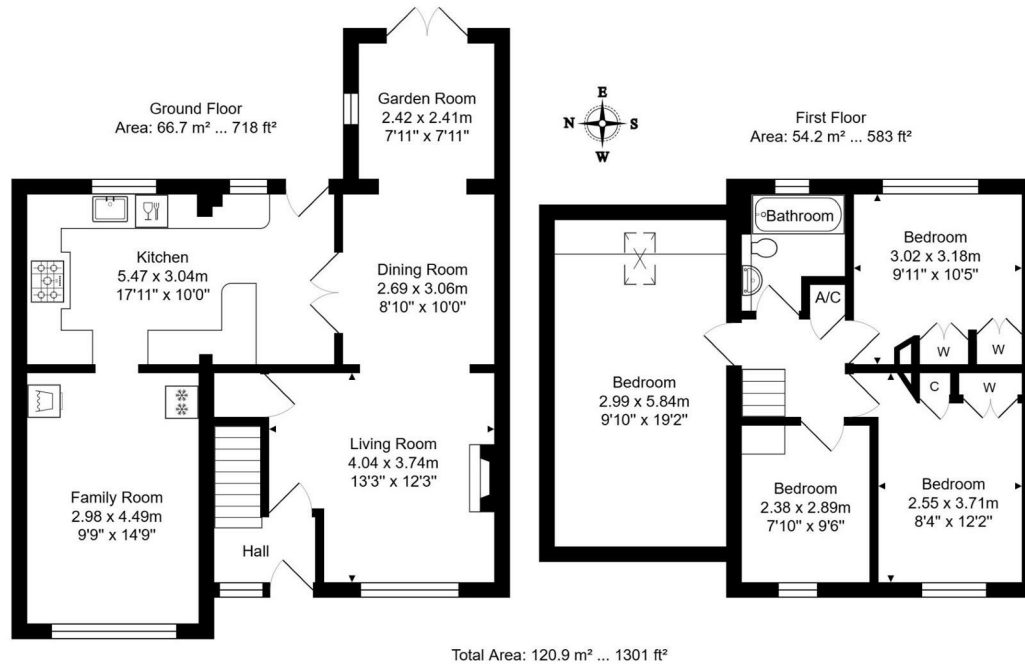
Fitted with three piece suite with comprising bath with shower over and glass screen, wash hand basin and WC, window to rear elevation and heated towel rail.

### **Outside**

Driveway parking for two vehicles and enclosed rear garden with side access.



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



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purely for illustrative purposes only and should be used as such by any prospective purchaser.  
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