




KINGSTONS

Beech Avenue Melksham SN12 6JP

- Detached four-bedroom home
- Walking distance to primary school
 - Driveway parking and garage
- Immaculately presented throughout
 - Two spacious reception rooms
- Located in popular cul-de-sac
 - Close to town amenities
- Beautiful enclosed rear garden
 - Includes utility room

Offers Over £360,000 Freehold





A fantastic opportunity to acquire a four bedroom detached family home situated in the ever popular Hazelwood Road area a short walk away from the town centre. The accommodation comprises of entrance hall, living room through to dining room,

Hall

3'11" x 9'6"

Two windows to front elevation, radiator, stairs to first floor and doors to living room, kitchen and W/C.

Living Room

15'0" x 15'2"

Window to rear elevation, patio doors opening to the rear garden, under stair storage cupboard, two radiators, double door to dining room.

Dining Room

9'1" x 9'10"

Window to rear elevation, radiator, serving hatch into kitchen.

Kitchen

9'9" x 9'10"

Fitted with a matching range of base and eye level units with worktop space over, composite sink unit with single drainer and mixer tap, space for dishwasher and cooker, window to front elevation, radiator, opening to utility.



Utility

11'7" x 3'10"

Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit, space for fridge and washing machine, window to front elevation, radiator, door to rear garden.

WC

3'11" x 5'4"

Window to front elevation, fitted with two piece suite comprising wash hand basin and WC.

Bedroom One

11'5" x 12'0"

Window to front elevation, radiator, opening to en-suite.

En-suite

3'1" x 6'2"

Fitted with two piece suite comprising shower enclosure and wash hand basin, window to front elevation.

Bedroom Two

10'10" x 9'10"

Window to front elevation, storage cupboard with hot water tank, radiator.

Bedroom Three

7'5" x 8'11"

Window to rear elevation, radiator.

Bedroom Four

8'1" x 7'10"

Fitted wardrobes, window to rear elevation, radiator.

Bathroom

4'6" x 8'2"

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

Landing

3'3" x 2'10"

Doors to bedrooms and bathroom.

Garage

16'11" x 8'4"

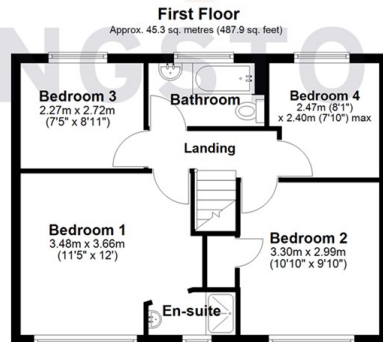
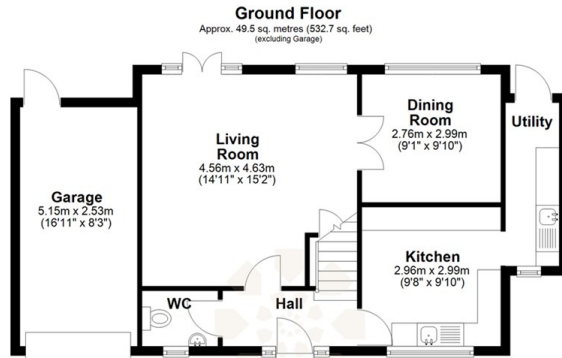
Up and over door, door to rear of garage leading into garden.

Outside

Driveway parking, enclosed rear garden with shed, mostly laid to lawn with patio area.



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



Total area: approx. 94.8 sq. metres (1020.5 sq. feet)




KINGSTONS
Melksham Office

11 High Street, Melksham,
Wiltshire, SN12 6JR

Contact

01225709115
sales@kingstons.biz
www.kingstons.biz

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.