



Cranesbill Road

, Melksham SN12 7GH

- Vendor Suited
- Two Reception Rooms
- South Facing Garden
- Close to Local Amenities
- Four Generous Bedrooms
- Kitchen/Diner with Utility Room
- Near Outstanding Rated School
- Short Walk to Green Space

£450,000 Freehold





Location

A beautifully presented four bedroom detached home boasting approximately 1500 sq ft of accommodation and good sized south facing garden with a green outlook. The well proportioned home offers the following layout. Entrance hall,

Entrance Hall

Door to front elevation, doors to lounge, kitchen/diner, office and cloakroom, stairs to first floor and radiator.

Living Room

17'9" x 12'3"

Bay window to front elevation and two radiators.

Kitchen/Diner

13'6" x 20'6"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with single drainer and mixer tap, integrated fridge/freezer, dishwasher and wine cooler, built-in eye level electric fan assisted double oven with microwave, built-in five ring induction hob with pull out extractor hood over, quooker hot water tap, windows to side and rear elevation in a large bay with french doors with radiator.



Utility

8'4" x 5'3"

Fitted with a matching range of base level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, space for washing machine and tumble dryer, radiator and door to rear elevation.

Office

9'6" x 7'9"

Window to front elevation and radiator.

Cloakroom

4'10" x 4'11"

Fitted with two piece suite comprising wash hand basin and WC with tiled splashback and radiator with door to under stairs storage cupboard.

Landing

Doors to bedrooms, bathroom, airing cupboard and window to side elevation.

Bedroom One

12'9" x 12'3"

Window to front elevation, radiator, fitted wardrobes and door to en-suite.

En-suite

7'2" x 4'6"

Fitted with three piece suite comprising with shower in double cubicle, pedestal wash hand basin and low-level WC with tiled surrounds and heated towel rail.

Bedroom Two

11'11" x 10'4"

Two windows to rear elevation, built in wardrobes and radiator.

Bedroom Three

9'5" x 13'4"

Two windows to front elevation and radiator.

Bedroom Four

10'3" x 7'6"

Window to rear elevation, built in wardrobe and radiator.

Bathroom

8'11" x 7'5"

Fitted with four piece suite comprising bath and separate shower, wash hand basin and WC with tiled surrounds, window to rear elevation and heated towel rail.

Tenure

Freehold property subject to a yearly management charge TBC.

The payment for last year to Green Square was £131.

Externally

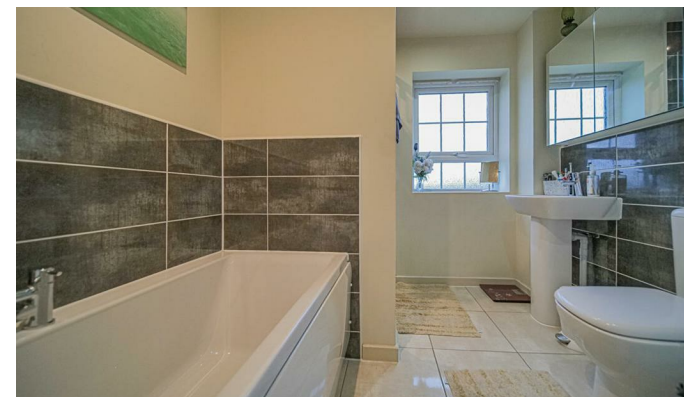
Fully enclosed south facing garden with side access. Garage with up and over door, pedestrian door to rear elevation with power and light and parking in front for one vehicle.



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



Total area: approx. 1673.1 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.