Mint Grove

Melksham SN12 6YN

- Four Double Bedrooms
- Garage and Parking
- Close to Local Amenities
- Generous Kitchen/Diner
- Popular Area
- Generous Top Floor Room with En-Suite

Offers Over £395,000 Freehold

Hall
External door to front elevation, under stairs storage, radiator, stairs to first floor and door to living room, kitchen/diner and WC.

Living Room
15'11" x 10'10"
Bay window to front elevation and radiator.

Kitchen/Diner
12'1" x 18'4"
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, integrated fridge/freezer, dishwasher and washing machine, built-in eye level electric oven, five ring gas hob, electric eye level grill, window to rear elevation, radiator and patio doors to rear elevation.

WC
Fitted with a two piece suite comprising wash hand basin and WC, window to side elevation and radiator.

Garage
External door to side elevation with worktop space, space for fridge, fridge/freezer and tumble dryer.

Utility
6'3" x 10'5"
With worktop space, space for fridge, fridge/freezer and tumble dryer, door.

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

Bedroom Two
17'5" x 8'11"
Window to rear elevation, fitted wardrobes and radiator.

Bedroom Three
11'6" x 10'10"
Window to front elevation and radiator.

Bedroom Four
12'0" x 9'3"
Window to rear elevation and radiator.

Bathroom
5'7" x 7'2"
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.

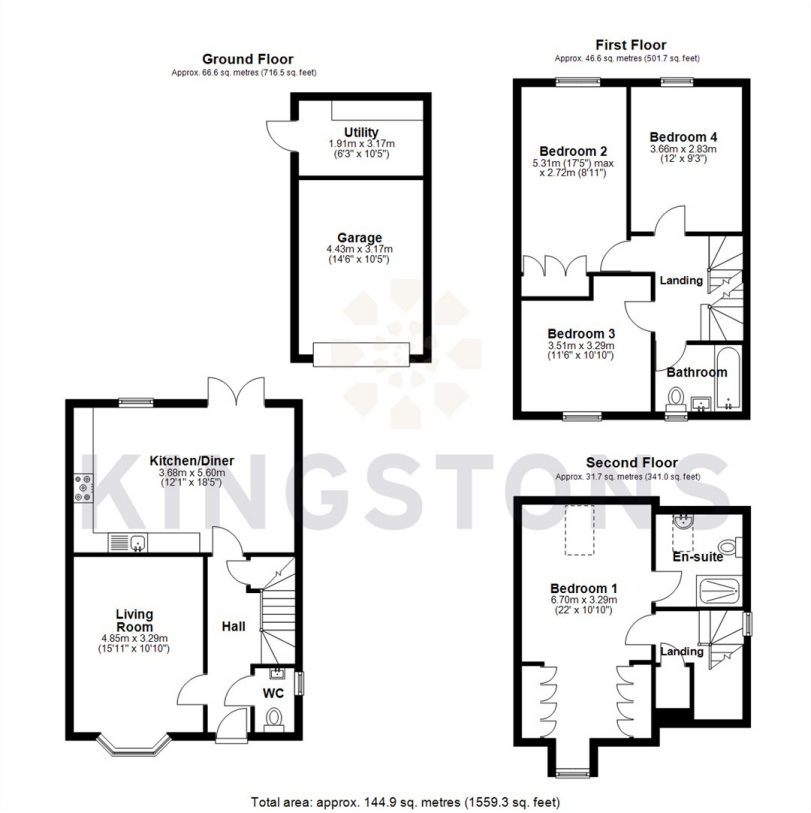
Landing
Window to side elevation, storage cupboard and door to bedroom one.

Bedroom One
22'0" x 10'10"
Skylight to rear elevation, window to front elevation, fitted wardrobes, two radiators and door to en-suite.

En-suite
Fitted with a three piece suite comprising shower enclosure, wash hand basin and WC, Skylight to rear elevation and heated towel rail.

Outside
Parking for two vehicles in front of garage and rear enclosed garden with side access, water and power.

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



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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.