



## Malthouse Farm Close

Melksham SN12 7EN

- Tucked Away Down A Private Road
  - Detached
- Two Reception Rooms
- Outbuilding
- Generously Sized Plot
  - Four Bedrooms
  - Cloakroom & Utility
  - Double Garage

**Offers In Excess Of £500,000 Freehold**



### **Hall**

Door and side panel window to front, doors to living room dining room, cloakroom and kitchen, stairs to first floor and radiator.

### **Living Room**

Window to front elevation, fireplace, double doors to dining room, sliding door to rear elevation and radiator.

### **Dining Room**

Window to rear elevation and radiator.

### **Cloakroom**

Fitted with a two piece suite comprising of wash hand basin and low-level WC.

### **Kitchen**

Fitted with a matching range of base and eye level units with worktop space over, double Belfast sink, space for American style fridge/freezer and dishwasher, built-in eye level electric fan assisted oven, built-in four ring electric hob with extractor hood over, built-in microwave, window to front elevation, doors to utility and double garage,, radiator.



### **Utility**

Fitted with a matching range of base and eye level units with worktop space over, Belfast sink, space for washing machine and tumble dryer, window to rear elevation and radiator.

### **Landing**

Window to front elevation, doors to bedrooms, bathroom and cupboard.

### **Main Bedroom**

Window to rear elevation, cupboard, door to WC and radiator.

### **WC**

Fitted with a two piece suite comprising of wash hand basin and low-level WC.

### **Bedroom Two**

Window to front elevation, cupboard and radiator.

### **Bedroom Three**

Window to front elevation, cupboard and radiator.

### **Bedroom Four**

Window to rear elevation, cupboard and radiator.

### **Bathroom**

Fitted with a four piece suite comprising of bath, shower, wash hand basin and close coupled WC, window to rear elevation and radiator.

### **Garden**

Fully enclosed with side access, split into areas of lawn and patio with mature borders, covered area, decking and veg patch.

### **Cabin**

Double doors and windows to front elevation, two doors to side elevations and two electric radiators.

### **Double Garage**

Two up and over doors to front elevation, courtesy door to rear elevation, power and light.

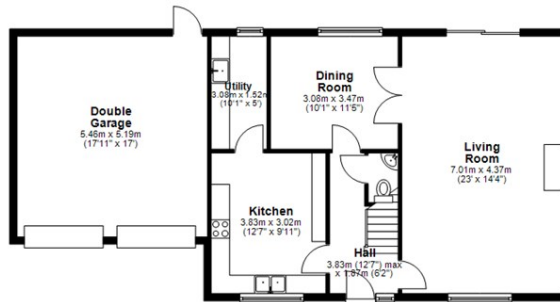
### **Driveway**

Located to the front of the garage with space for two vehicles.

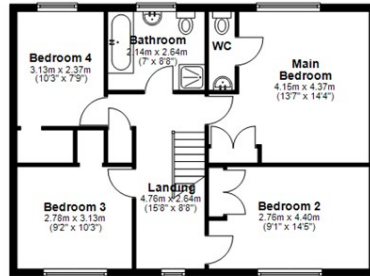


Local Authority **Wiltshire**  
Council Tax Band **E**  
EPC Rating **D**

**Ground Floor**  
Approx. 111.7 sq. metres (1202.3 sq. feet)



**First Floor**  
Approx. 67.3 sq. metres (723.9 sq. feet)



Total area: approx. 179.0 sq. metres (1926.2 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.