

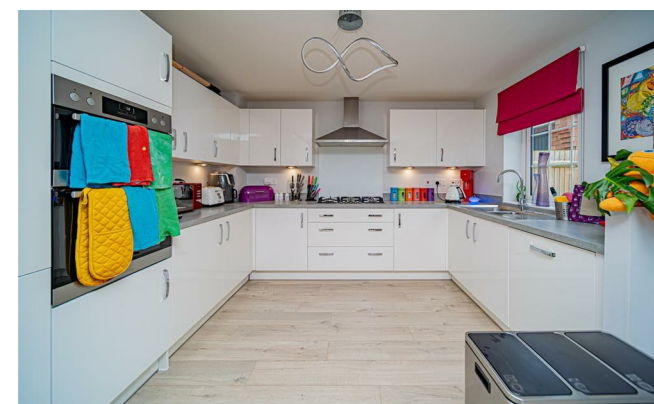


Mint Grove

Melksham SN12 6YN

- Detached
- Four Bedrooms
- Converted Garage
- Attractive Kitchen/Diner
- Built By David Wilson
- Study & Utility
- Only 2 Years Old
- Vendor Suited

Asking Price £465,000 Freehold





Hall

Doors to living room, study, cloakroom and kitchen/diner, stairs to first floor and radiator.

Living Room

Bay window to front elevation and two radiators.

Cloakroom

Fitted with a two piece suite comprising of pedestal wash hand basin and low-level WC, window to side elevation, door to cupboard and radiator.

Study

Window to front elevation and radiator.

Kitchen/Diner

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 and dishwasher, built-in eye level electric fan assisted double oven, built-in five ring ceramic hob with pull out extractor hood over, windows to rear elevation, French doors to rear elevation, door to utility and radiator.



Utility

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

Landing

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

Main Bedroom

Window to front elevation, built in wardrobe, door to en-suite and radiator.

En-suite

Fitted with a three piece suite comprising of double shower, pedestal wash hand basin and low-level WC, window to side elevation and heated towel rail.

Bedroom Two

Two windows to front elevation and radiator.

Bedroom Three

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

Bedroom Four

Window to rear elevation and radiator.

Bathroom

Fitted with a four piece suite comprising of bath, shower, pedestal wash hand basin and low-level WC, window to rear elevation and heated towel rail.

Garden

Fully enclosed with side access.

Office

Window and door to front elevation, door to store.

Store

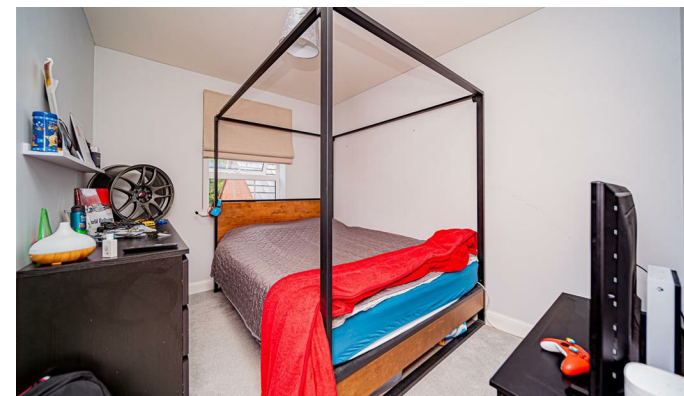
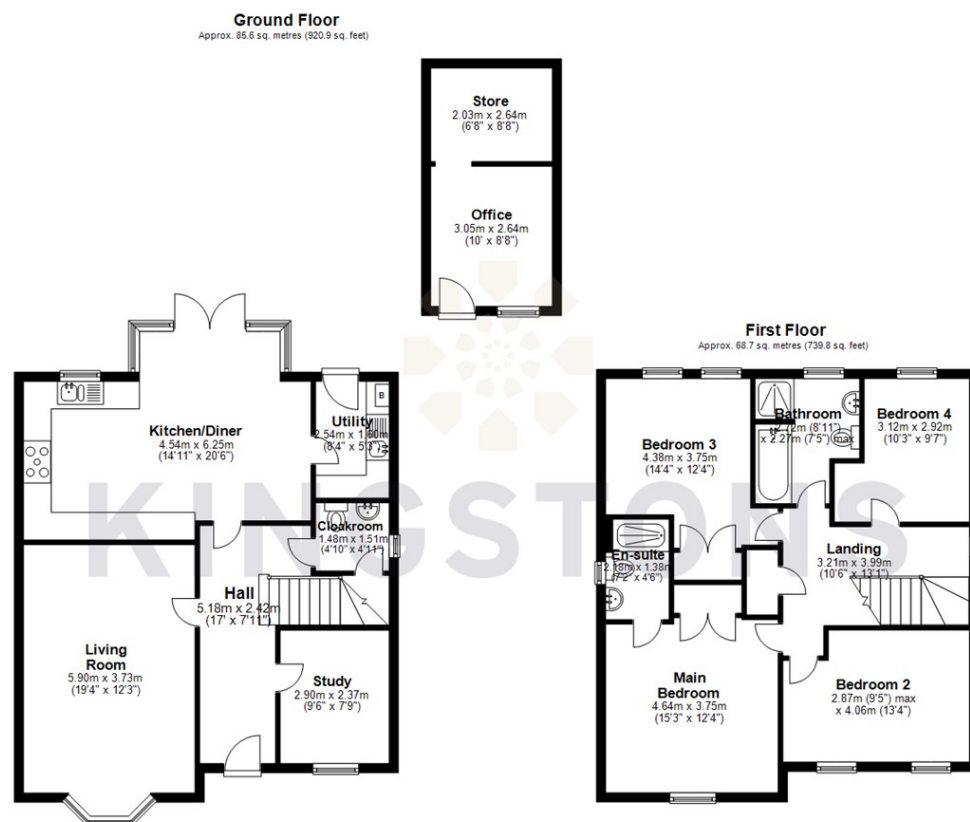
Power and light.

Driveway

Located to the side of the property with space for approx. three vehicles.



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.