



## Fieldview

Melksham SN12 8FF

- Five Bedrooms
- Fantastic Kitchen/Dining Room
- Ready To Move In
- Incredible Garden
- Two Reception Rooms
- Flexible Living Space
- 10 Minute Walk To Town
- Garage & Driveway

**Asking Price £425,000 Freehold**







### **Hall**

Door to front elevation, doors to cloakroom, living room, snug and kitchen/dining room, stairs to first floor and radiator.

### **Cloakroom**

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

### **Living Room**

Window to front elevation and radiator.

### **Snug**

Window to front elevation and radiator.

### **Kitchen/Dining Room**

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated dishwasher, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, door to utility, two windows and patio doors to rear elevation and two radiators.

### **Utility**

Fitted with a matching range of base level units with worktop space over, space for washing machine and tumble dryer, wall mounted boiler, door to side elevation and radiator.



### **Landing**

Doors to bedrooms, bathroom and cupboard.

### **Main Bedroom**

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

### **En-suite**

Fitted with a three piece suite comprising of shower, pedestal wash hand basin and low-level WC, window to front elevation and radiator.

### **Bedroom Two**

Window to front elevation and radiator.

### **Bedroom Three**

Window to rear elevation and radiator.

### **Bedroom Four**

Window to rear elevation and radiator.

### **Bedroom Five**

Window to rear elevation and radiator.

### **Bathroom**

Fitted with a three piece suite comprising of bath with separate shower over and glass screen, pedestal wash hand basin and low-level WC, window to side elevation and radiator.

### **Garden**

Fully enclosed with rear access, split

into areas of covered patio, lawn with mature borders, vegetable patch, decked area and good size shed.

### **Garage**

Located to the rear of the property with power, light and up and over door.

### **Driveway**

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

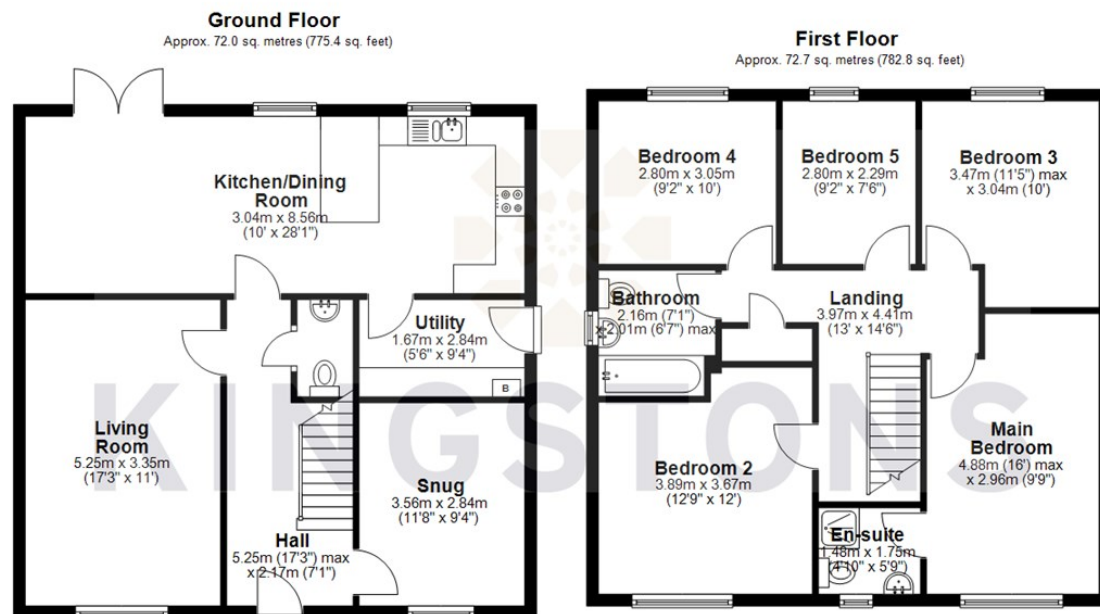
### **Grounds Maintenance Charge**

£143.34 per annum.





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



Total area: approx. 144.8 sq. metres (1558.2 sq. feet)



**KINGSTONS**

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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.

