



## Corncockle Close

Melksham SN12 7GL

- Three Bedroom
- Modern Estate
- Walking Distance from local Primary School
- Kitchen/Diner with Utility
- Detached
- Walking Distance from Shop and Pub
- Green Space Nearby

**Asking Price £325,000 Freehold**





### **Hall**

Door from front, radiator, doors to WC, Living Room and Kitchen/Diner, Stairs to First Floor.

### **Kitchen/Dining Room**

17'10" x 9'6"

Window to rear and front elevations, two windows to side elevation, door to Utility Room.

### **Living Room**

17'10" x 10'7"

Window to front elevation, two radiators and double doors to rear Garden.

### **Utility**

5'5" x 5'7"

Fitted with counter top, space for washing machine, under stairs storage and door to rear Garden.

### **WC**

Fitted with two piece suite comprising WC and wash hand basin with radiator.



### **Landing**

Radiator, double door to storage/airing cupboard, doors to Bedrooms One, Two, Three and Bathroom.

### **Bedroom One**

13'3" x 14'1"

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

### **En-suite**

6'7" x 5'10"

Fitted with three piece suite comprising wash hand basin, shower enclosure and WC, window to front elevation and heated towel rail.

### **Bedroom Two**

11'3" x 9'9"

Window to front elevation, built-in wardrobe, door to over-stairs storage and radiator.

### **Bedroom Three**

7'5" x 8'11"

Window to rear elevation and radiator.

### **Bathroom**

6'2" x 6'6"

Fitted with three piece suite comprising wash hand basin, shower enclosure and WC, window to side elevation and heated towel rail.

### **Outside**

Rear Garden with side access. Shed in Garden and Garage with access from garden and driveway parking for one vehicle.

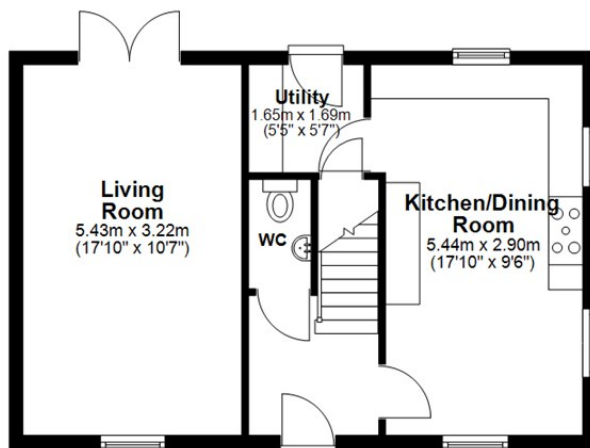




Local Authority **Wil**  
Council Tax Band **D**  
EPC Rating **C**

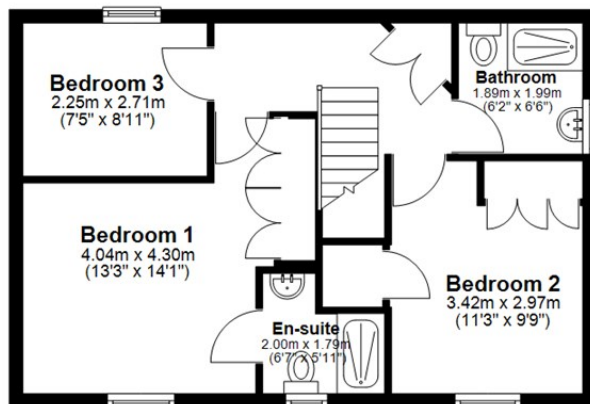
### Ground Floor

Approx. 44.9 sq. metres (483.8 sq. feet)



### First Floor

Approx. 45.5 sq. metres (489.6 sq. feet)



Total area: approx. 90.4 sq. metres (973.4 sq. feet)



**KINGSTONS**

**Melksham Office**

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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.