



Mint Grove

Melksham SN12 6YN

- Four Good Size Bedrooms
- Good Size Kitchen/Diner
 - Utility Room
- Walking Distance to 'Outstanding' School
- Two Reception Rooms
- Close to Green Spaces
 - Popular Area
- Close to Amenities

£465,000 Freehold



Hall

Door from outside, stairs to first floor and doors to living room, kitchen/diner, study and cloakroom.

Living Room

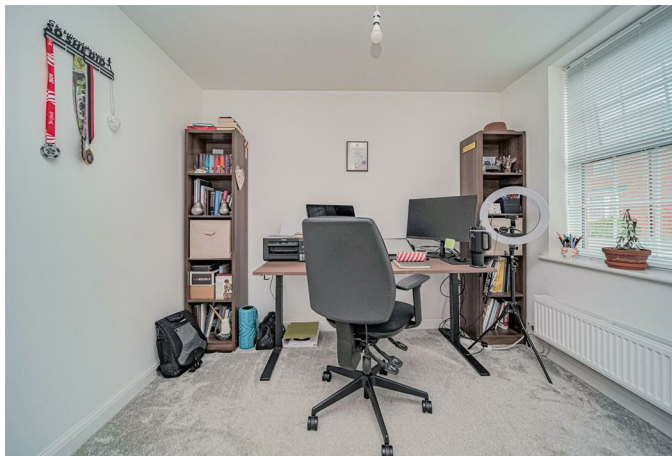
19'4" x 12'3"

Bay window to front elevation and two radiators.

Kitchen/Diner

14'11" x 20'6"

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 gas hob with extractor hood over, windows to rear elevation, radiator, door to utility and patio doors to garden.



Utility

8'4" x 5'3"

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, space for washing machine, radiator and door to rear garden.

Cloakroom

Fitted with two piece suite comprising pedestal wash hand basin and low-level WC, window to side elevation, tiled splashback and radiator.

Study

9'6" x 7'9"

Window to front elevation and radiator.

Landing

Window to side elevation and doors to bedrooms and bathroom.

Bedroom One

15'3" x 12'4"

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

En-suite

7'2" x 4'6"

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

Bedroom Two

9'5" x 13'4"

Two windows to front elevation, fitted wardrobes and radiator.

Bedroom Three

14'4" x 12'4"

Two windows to rear elevation, fitted wardrobe and radiator.

Bedroom Four

10'3" x 9'7"

Window to rear elevation, fitted wardrobes and radiator.

Bathroom

8'11" x 7'5"

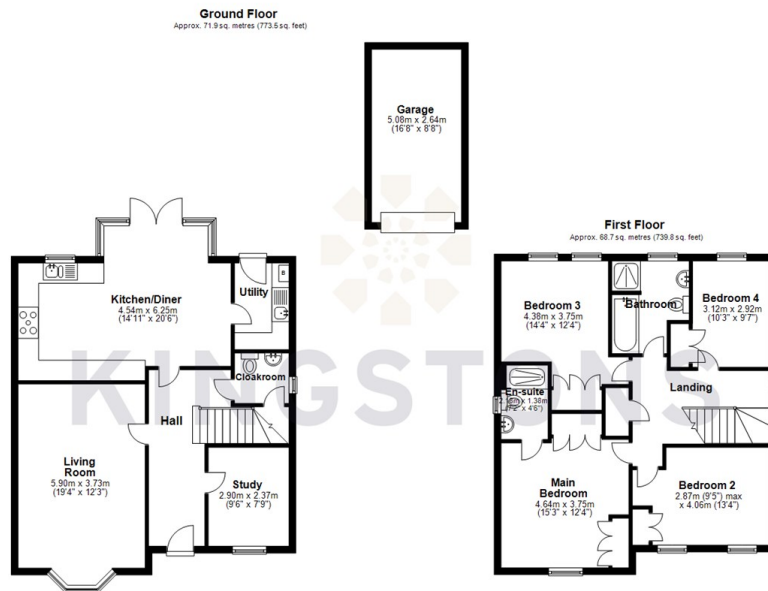
Fitted with four piece suite comprising bath, separate shower, pedestal wash hand basin and low-level WC, tiled surround, window to rear elevation and heated towel.

Outside

Garage with up and over garage door, parking for 2-3 vehicles and enclosed rear access with side access.



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.