



## Williams Mead

Broughton Gifford, Melksham SN12 8FS

- Immaculately Presented Home
- Living Room with Wood Burner
- Underfloor Heating Throughout
- Four Double Bedrooms
- Countryside Views and Green Space
- Kitchen/Diner
- En-suite Main Bedroom
- Double Garage with Power and Driveway Parking
- Quiet Rural Location
- Short Drive to Local Towns and Villages

**£725,000 Freehold**





### **Hall**

External door and window to front elevation, under floor heating, stairs to first floor and doors to kitchen/diner, living room, study and WC.

### **Kitchen/Diner**

11'5" x 20'2"

Fitted with a matching range of eye level and base units, 1+1/2 bowl composite sink, under floor heating, integrated dishwasher and fridge/freezer, fitted eye level double oven, built in waste bins, built-in five induction ring with extractor hood over, built-in microwave, window to rear elevation, door to utility and dining room, under stairs storage external double door to rear garden.



### **Utility**

5'11" x 8'3"

Fitted base units with sink, space for washing machine and tumble dryer, under floor heating and external side door.

### **Dining Room**

9'3" x 14'8"

Under floor heating, double door to living room and external double door to rear garden.

### **Living Room**

17'2" x 14'8"

Box window to front elevation, under floor heating and wood burner.

### **Office**

5'10" x 12'5"

Window to front elevation and under floor heating.

### **WC**

Fitted with two piece suite comprising wash hand basin and WC with under floor heating.

### **Landing**

Window to front elevation, airing cupboard, under floor heating and doors to bedrooms and bathroom.

### **Bedroom One**

13'2" x 14'9"

Window to rear elevation, fitted wardrobes, under floor heating and door to en-suite.

### **En-suite**

Fitted with three piece suite with shower enclosure, wash hand basin and WC, heated towel rail and under floor heating.

### **Bedroom Two**

12'11" x 13'1"

Window to front elevation and under floor heating.

### **Bedroom Three**

8'10" x 14'10"

Window to front elevation, fitted wardrobes and under floor heating.

### **Bedroom Four**

11'0" x 10'4"

Window to rear elevation and under floor heating.

### **Bathroom**

Fitted with three piece suite comprising bath with shower over and folding glass, wash hand basin and WC, window to rear elevation, heated towel rail and under floor heating.

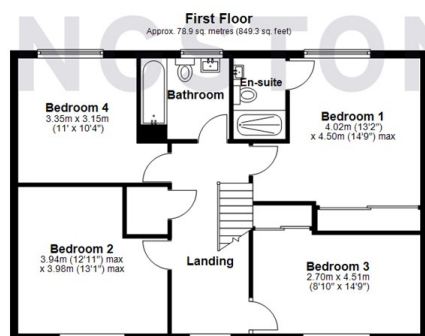
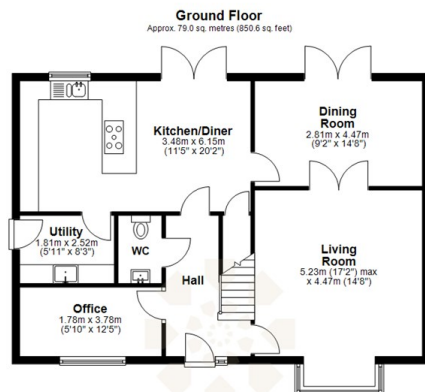
### **Outside**

Double garage with pedestrian door, light, power and alarm with driveway parking to the front and additional parking to side. Side access to garden that looks over green space.





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



Total area: approx. 157.9 sq. metres (1699.9 sq. feet)



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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.

