



Connells

The Bramblings
Melksham



Property Description

Connells are delighted to offer For Sale this Double Fronted Detached Family Home on the Sandridge side of Melksham, towards Bromham and onto Calne & Chippenham - ideal for access to M4.

The property is around 10 years old and presented in excellent order throughout.

Accommodation comprises Entrance Hall, Cloakroom, Study, Dining Room, Lounge & Kitchen / Breakfast Room to the Ground Floor whilst to the First Floor, there are Four Bedrooms - Two with En Suites and Family Bathroom.

Outside to the rear, the property has a low maintenance garden enclosed by brick wall and mainly laid to gravel with a selection of plants and shrubs. Good size paved patio with feature pergola.

An early viewing is advised, in order to appreciate & secure....

Entrance

Door to front aspect. Stairs rising to first floor. Radiator. Doors to Cloakroom, Lounge, Study, Kitchen & Dining Room.

Cloakroom

Suite comprising low level wc & wash hand basin. Tiled splashback. Radiator.

Dining Room

10' 8" max x 9' 8" max (3.25m max x 2.95m max)

Window to front aspect. Radiator.

Study

9' 9" max x 9' 7" max (2.97m max x 2.92m max)

Window to front aspect. Radiator.

Lounge

14' 8" max x 13' 5" max (4.47m max x 4.09m max)

French doors leading out to garden. Radiator.

Kitchen / Breakfast Room

15' 10" max x 12' 10" max (4.83m max x 3.91m max)

French doors lead to rear garden. Comprising a comprehensive range of wall, base & drawer units with work surfaces over. Inset sink and drainer unit. Integrated appliances including built eye level oven & inset hob. Space for table & chairs.

Landing

With stairs rising from Entrance Hall. Airing cupboard. Loft access. Doors to Bedrooms & Bathroom.

Bedroom One

12' max x 10' 11" max (3.66m max x 3.33m max)

Window to rear, overlooking garden. Fitted wardrobe. Access to En Suite.

En Suite

Obscured window to rear. Suite comprising walk in shower cubicle, wash hand basin and low level wc. Radiator. Part tiled walls.

Bedroom Two

13' max x 11' 4" max (3.96m max x 3.45m max)

Window to front aspect. Fitted wardrobe. Door to En Suite.

En Suite

Obscured window to front. Suite comprising walk in shower, wash hand basin and low level wc. Radiator. Part tiled walls.

Bedroom Three

9' 8" max x 8' 10" max (2.95m max x 2.69m max)

Window to rear, overlooking garden. Fitted wardrobe. Radiator.

Bedroom Four

10' 10" max x 9' 11" max (3.30m max x 3.02m max)

Window to front aspect. Fitted wardrobe. Radiator.

Family Bathroom

Obscured window to side. Suite comprising bath with overhead shower, wash hand basin & low level wc. Radiator. Part tiled walls.

Garage

Single garage with up and over door. Personal door to rear garden. Driveway to the front.

Rear Garden

Enclosed low maintenance garden to the rear. Good size paved patio area with feature pergola. Selection of shrubs and plants. Mainly laid to gravel / shingle. Gated access to the side leads to the front.

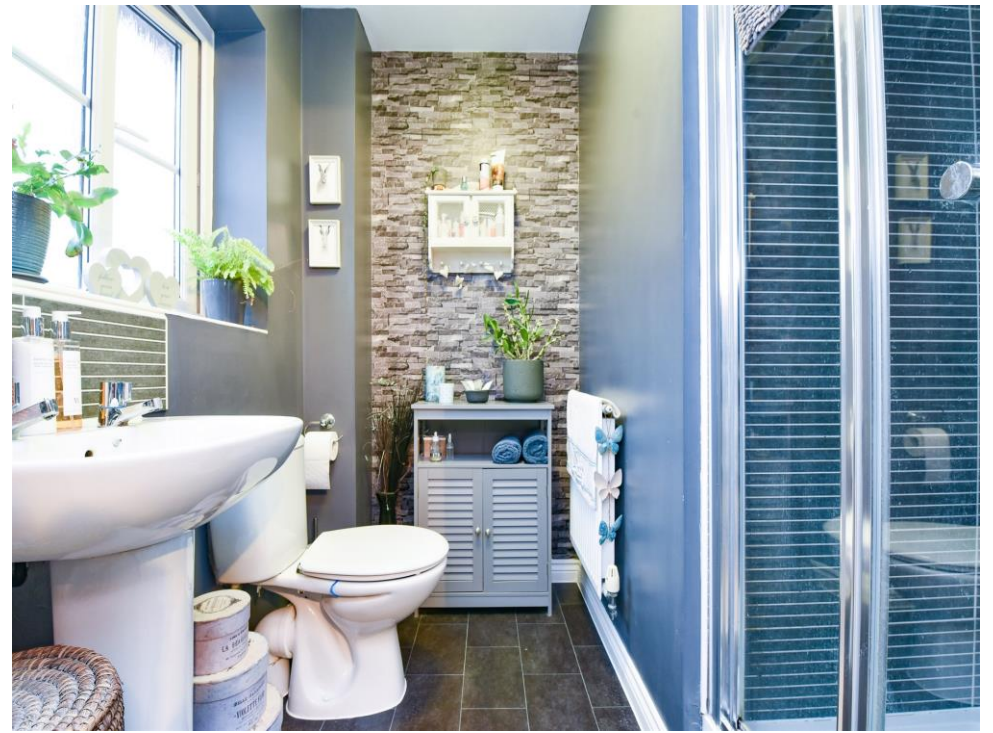
Estate Costs

We have been advised by the current owners that there is an annual charge of £165 to Green Square for maintenance of communal areas.

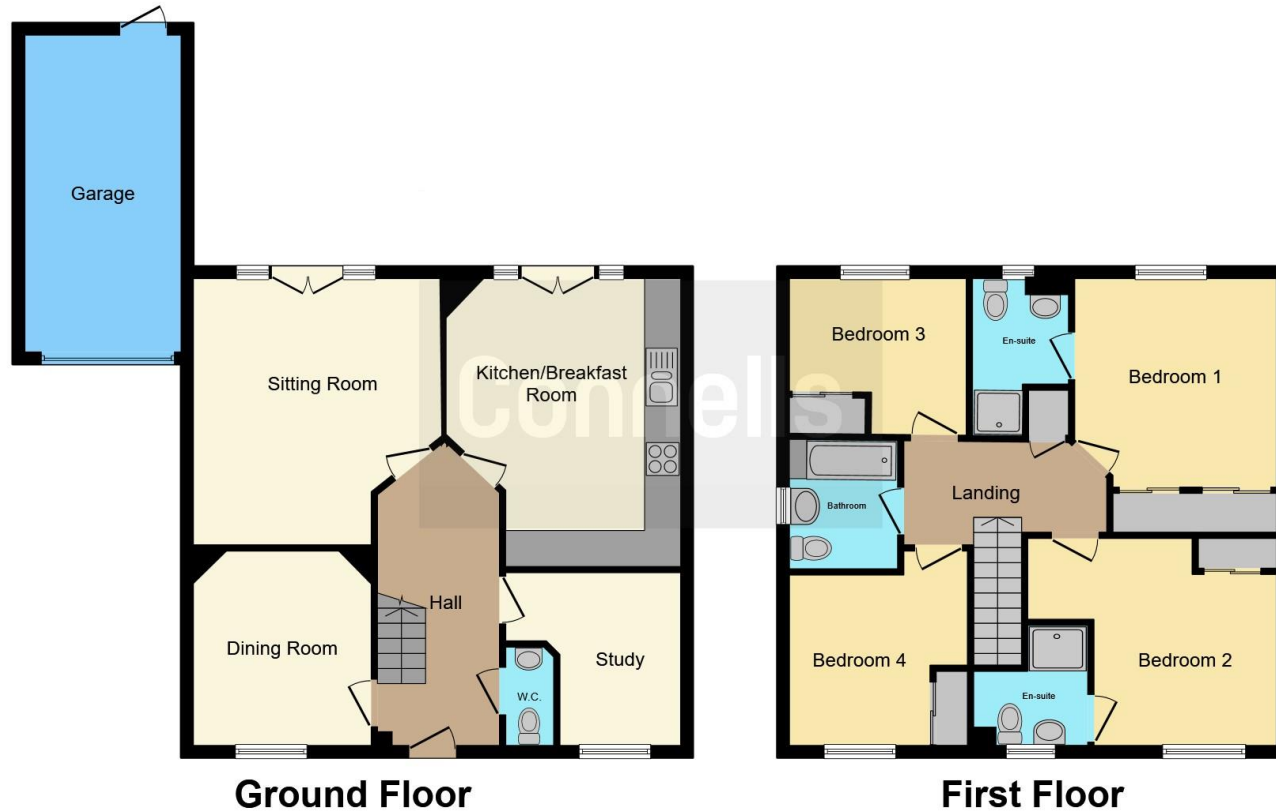
Agents Note

Under the Estate Agency Act of 1979, we obliged to disclose that the vendors of this property are known to a team member of Connells, Trowbridge.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/TWB306850



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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