



Connells

The Bramblings
Melksham



Property Description

Connells are delighted to offer to the market this Detached Double Fronted Family Home presented in immaculate order throughout, having been improved & maintained by the current owner who have owned since new.

Accommodation comprises Entrance Hall, Cloakroom, Dual Aspect Lounge, Dining Room, Kitchen & Utility Room, Landing, Four Bedrooms - one with En Suite & Family Bathroom.

Outside, the rear garden is a particular feature as a good size & not overlooked, offering privacy & seclusion. There is a single garage with driveway parking.

Viewing highly advised in order to appreciate & secure....

Entrance Hall

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

Lounge

19' 8" max x 11' 1" max (5.99m max x 3.38m max)

Dual aspect room with window to front aspect & french doors to rear garden. Radiator. New carpet.

Dining Room

10' 9" max x 9' max (3.28m max x 2.74m max)

Window to front aspect. Radiator.

Kitchen

11' 7" max x 9' 4" max (3.53m max x 2.84m max)

Window to rear, overlooking garden. Comprising a stylish range of Wren wall and base units with Quartz work surfaces over and coordinating splashback. Inset one and half bowl sink unit with mixer tap. Two single wifi enabled integrated ovens. Inset five ring induction hob with extractor over. Integrated dishwasher. Corner larder unit. Space for large fridge freezer. Radiator. Access to Utility Room.

Utility Room

6' 9" x 6' (2.06m x 1.83m)

Open access from Kitchen. Door to garden. Wall mounted gas fired boiler serving heating and hot water system. Work surface with space under appliances.

Cloakroom

Comprising wash hand basin & low level wc.

Cont'd....

First Floor Landing

Stairs rising up to first floor galleried landing. Loft access. Airing cupboard with shelving & hot water tank. Doors to Bedrooms & Family Bathroom.

Bedroom One

11' 11" x 11' 4" (3.63m x 3.45m)

Window to rear aspect, overlooking garden. Built in wardrobes. Access to En Suite. Radiator.

En Suite

Obscure window to rear. Suite comprising walk in shower enclosed with sliding door, vanity wash hand basin with storage under & low level wc. Radiator.

Bedroom Two

11' 6" x 9' 8" (3.51m x 2.95m)

Window to rear aspect. Radiator.

Bedroom Three

9' 10" max x 8' 1" max (3.00m max x 2.46m max)

Window to front aspect. Radiator.

Bedroom Four

10' 1" max x 7' 8" max (3.07m max x 2.34m max)

Window to front aspect. Radiator.

Family Bathroom

Obscure window to front. Suite comprising panel enclosed bath with shower head over, part tiled walls & glass screen to side, vanity unit with basin and storage under & low level wc. Radiator.

Rear Garden

Enclosed south facing garden to the rear with good size L shaped patio area. Large pergola. Open fronted summerhouse, providing further covered seating / entertaining space. Personal door to garage. Area for planters. Decorative stepping stones in the lawn. Gated access at the side leads out the front.

Garage

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

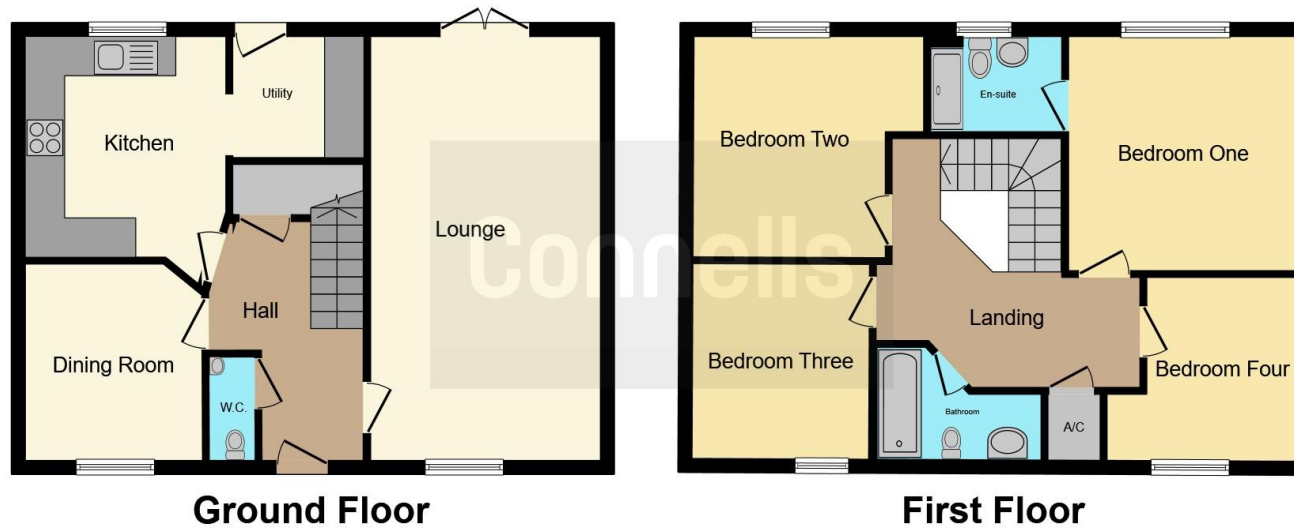
Agents Note

There is an annual service charge for upkeep to communal areas of £177.63 to Green Square.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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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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