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**LOCK & KEY**  
*Estate Agents*



## 4 Orchard Grove

Netherstreet, Bromham, SN15 2DR

Lock and Key independent estate agents are pleased to offer this attractive four bedroom detached property situated in an enviable semi rural position on the very fringe of the favoured village of Bromham in Nether Street. Based on two floors the accommodation comprises an entrance porch, an entrance hall, cloakroom, a lovely 25ft living room and fire, a 19ft kitchen / dining room and a useful utility and a side lobby on the ground floor. To the first floor there are four bedrooms and a family bathroom. Externally the property enjoys gardens that surround the property on three sides, a garage and parking for two cars at the front of the property. The property benefits from double glazing and oil heating and solar panels (all helps to the cost living). All in all a decent detached home, in a beautiful semi rural setting with some views towards our cherished ancient Roundway Hill and Wiltshire's undulating countryside. Viewing is strongly recommended.

**£485,000**

# 4 Orchard Grove

Netherstreet, Bromham, SN15 2DR



- Fringe Of Favoured Village
- 25 ft Living Room & Fire
- Garage & Parking
- Views Towards The Downs
- Attractive Detached Home
- 19 Ft Kitchen / Dining Room
- Front, Side & Rear Gardens
- Four Bedrooms, Porch, Side Passage
- Utility, Bathroom, Cloakroom
- Double Glazed & Oil Heating

## Situation

## Accommodation

## Entrance Porch

## Entrance Hall

## Cloakroom

## Sitting Room

25'3" x 12'10" (7.70m x 3.91m)

## Kitchen/Dining Room

19'01" x 10'05" (5.82m x 3.18m)

## Utility

## Lobby

## First Floor Landing

## Bedroom One

12'08" x 10'06" + door recess  
(3.86m x 3.20m + door recess)

## Bedroom Two

10'06" x 8'11" (3.20m x 2.72m)

## Bedroom Three

11'05" x 8'01" (3.48m x 2.46m)

## Bedroom Four

7'06" x 7'05" (2.29m x 2.26m)

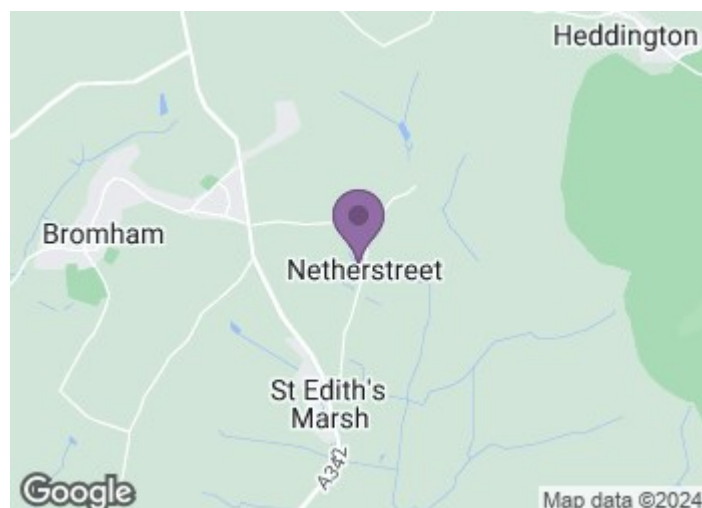
## Bathroom

## Externally

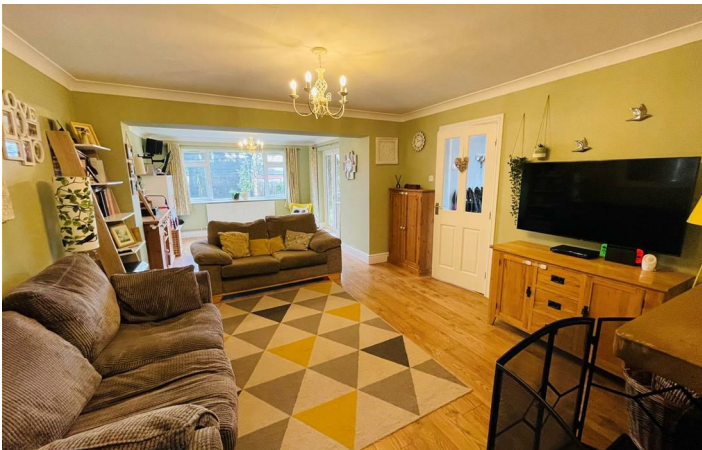
## Garage

## Gardens

## Directions



## Directions



## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	