



3 Willow Crescent , Broughton Gifford, SN12 8NB

Lock and Key independent estate agents are pleased to offer this attractive and truly immaculate two double bedroom semi detached bungalow situated in the favoured village of Broughton Gifford, tucked away down a quiet cul-de-sac just off the highly thought of Broughton Gifford common. The property has been adapted and extended to maximise living space with accommodation comprising; an entrance hall, useful cloak/shower room, open plan living room/dining room with the focal point being the log burner and French doors leading out into the enclosed rear garden. The smart and modern kitchen provides plenty of worktop and cupboard space along with space for dishwasher, washing machine and the addition of an integrated electric cooker and hob with extractor above. There are two double bedrooms of which one has built in storage. The smart fitted shower room built has wash hand basin with vanity unit, low level W/C, and a shower cubicle. Externally the low maintenance garden to the rear is enclosed and has outdoor electric socket, outside tap and shed with power. The oil tank is located to the rear/side and additional features include double glazing. Viewing is strongly recommended.

£315,000

3 Willow Crescent

, Broughton Gifford, SN12 8NB



- Highly Thought Of Thriving Wiltshire Village
- Semi Detached Bungalow
- Two Double Bedrooms & Double Glazed
- Fitted Kitchen, Oil Heating, Enclosed Rear Garden
- Lovely Common & Countryside Walks
- Truly Immaculate Throughout
- Smart Family Shower Room
- Small Cul-De-Sac Tucked Away
- Entrance Hall, Useful Cloak/Shower
- Good Size Open Living Room & Log Burner

Situation

Externally

Accommodation

Rear Garden

Entrance Hall

Directions

Useful Cloak/Shower

Bedroom Two

11'1 x 9'11 (3.38m x 3.02m)

Bedroom One

11'1 x 10'3 (3.38m x 3.12m)

Family Shower Room

Open Plan Living Room & Fire

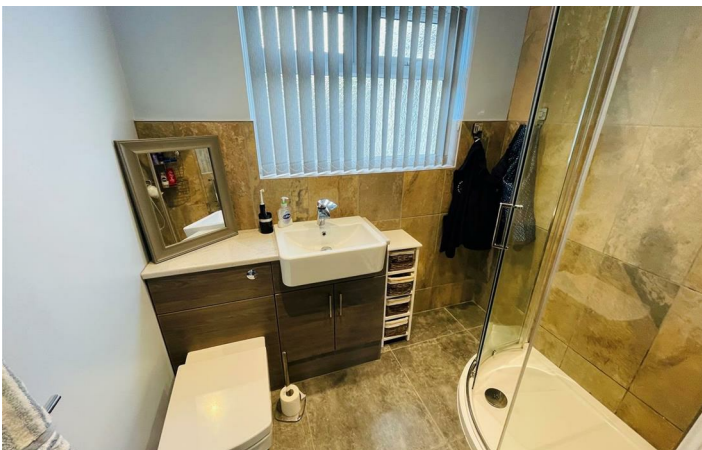
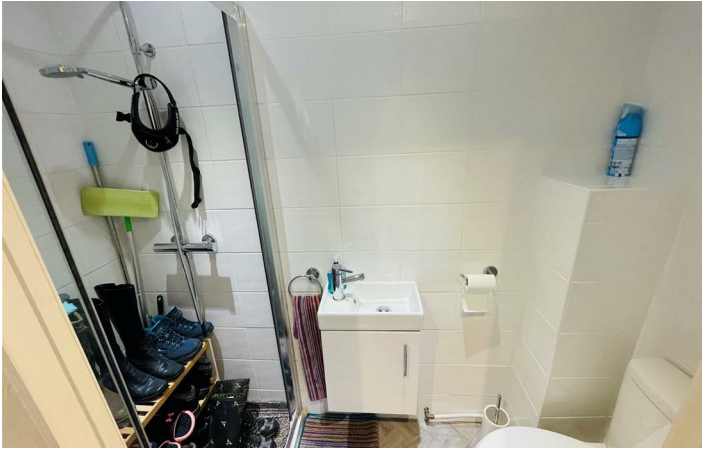
18'6 x 14'8 (5.64m x 4.47m)

Fitted Kitchen

7'4 x 11'3 (2.24m x 3.43m)



Directions



Floor Plan

GROUND FLOOR



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	