





40 Curtis Orchard

Broughton Gifford, Melksham SN12 8PU

- Four bedrooms
- Parking for approx 2 vehicles
- Generous rear garden
- Flexible living space
- Two Bathrooms
- Popular village location
- Downstairs en-suite bedroom
- Two reception rooms



£340,000 Freehold







Porch
5'4" x 6'10"
External door, windows to front and side elevations, radiator and door to hall.

Hall
Stairs to first floor with doors to living room and dining room.

Living Room
12'10" x 14'0"
Radiator and sliding door to conservatory.

Conservatory
9'7" x 12'5"
Patio doors to garden with windows to rear elevation and door to bedroom one.

Dining Room
8'8" x 11'6"
Two windows to front elevation, under stairs storage, radiator, door to study and opening to kitchen.

Kitchen
12'8" x 8'8"
Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, space for fridge/freezer, dishwasher, washing machine and cooker, windows to rear and side elevations with opening to utility space.

Utility
Space for tumble dryer with window and external door to side elevation.

Study
10'2" x 10'2"
Window to side elevation, cupboard storage, radiator and door to bedroom one.

Landing
Window to front elevation, airing cupboard and doors to bedrooms and bathroom.

Bedroom One
18'8" x 10'11"
Window to rear elevation, radiator and sliding door to en-suite.

En-suite
6'5" x 6'6"
Fitted with three piece suite comprising bath with shower over and glass screen, wash hand basin and WC, window to side elevation and heated towel rail.

Bedroom Two
10'10" x 12'6"
Window to rear elevation and radiator.

Bedroom Three
11'3" x 10'11"
Window to rear elevation, fitted wardrobes and radiator.

Bedroom Four
8'3" x 8'5"
Window to front elevation, storage cupboard and radiator.

Bathroom
Fitted with two piece suite comprising bath with shower over and wash hand basin, window to front elevation and heated towel rail.

WC
Window to front elevation with WC.

Outside
Driveway parking for approximately two vehicles and enclosed rear garden with side access.







Local Authority **Wiltshire**
Council Tax Band **C**
EPC Rating **C**



Total area: approx. 131.0 sq. metres (1410.1 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.