



## Cicely Grove

Melksham SN12 6ZS

- NO ONWARD CHAIN!
  - En-suite
  - Utility room
- Good size garden
- Popular location
- Detached four bedroom home
  - EV charger
- Driveway and garage parking
- Close to schools and town

**£380,000 Freehold**



### **Hall**

12'10" x 6'7"

Window to side elevation, doors to living room, kitchen/diner, w/c, storage cupboard and stairs to first floor.

### **Living Room**

15'5" x 11'1"

Window to front elevation, radiator.

### **Kitchen/Diner**

9'8" x 19'3"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, integrated fridge/freezer and dishwasher, fitted oven, four ring gas hob with extractor hood over, three windows to rear elevation and double door leading to enclosed rear garden, radiator, door to utility.

### **Utility**

6'0" x 4'3"

Fitted work top with space under for washing machine, window to side elevation and radiator.





**WC**

5'4" x 2'11"

Fitted with two piece suite comprising wash hand basin and WC, radiator.

**Bedroom One**

10'10" x 10'0"

Window to front elevation, radiator, door to en-suite.

**En-suite**

6'0" x 7'2"

Fitted with three piece suite with comprising shower enclosure, wash hand basin and WC, and radiator.

**Bedroom Two**

10'3" x 10'0"

Window to rear elevation, radiator.

**Bedroom Three**

9'1" x 10'4"

Window to front elevation, radiator.

**Bedroom Four**

6'9" x 9'1"

Window to rear elevation, radiator.

**Bathroom**

6'4" x 5'7"

Fitted with three piece suite with comprising bath with shower over and with glass screen, wash hand basin and WC, window to side elevation, radiator.

**Landing**

9'11" x 9'1"

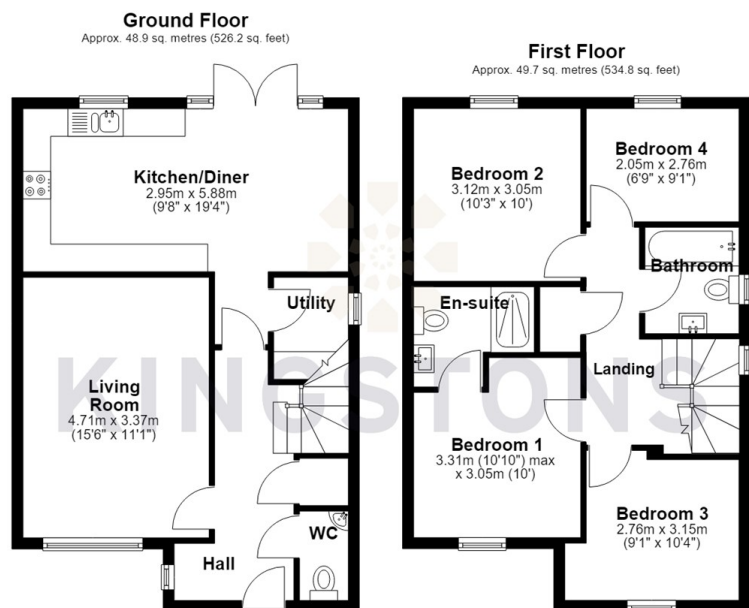
Window to side elevation, storage cupboard, doors to bedrooms and bathrooms.

**Outside**

Driveway parking for multiple vehicles, EV Charger included. Garage with up and over door, garage has electric. Enclosed rear garden mostly laid to lawn with patio area.



Local Authority **Wiltshire**  
Council Tax Band **D**  
EPC Rating **B**



Total area: approx. 98.6 sq. metres (1061.0 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.

