



Beanacre, Melksham SN12 7PZ

- No Chain
- Parking for Approx. Three Vehicles
- Four Double Bedrooms
- Dressing Room
- Truly Unique Characterful Property
- Vaulted Ceilings and Beams
- Generous Main Bedroom with En-Suite
- Popular Village Location

Offers Over £450,000 Freehold



Location

Inner Hallway

Two windows and external door to front elevation, radiator, open to hallway and doors to WC and airing cupboard.

Hallway

Two radiators and doors to bedrooms, bathroom and lounge/diner.

Lounge/Diner

26'2" x 23'9"

Two windows to side and three windows to front elevations, external door to side elevation and opening to kitchen and three radiators.

Kitchen

14'2" x 11'8"

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, integrated dishwasher, space for fridge and washing machine, fitted eye level oven and grill with four ring gas hob, grill, four windows to side elevations and external doors to both gardens to side.



WC

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

Bedroom One

13'3" x 16'3"

Two windows and external door to front elevations with radiator and doors to en-suite and dressing room.

En-suite

Fitted with a three piece suite comprising shower enclosure, wash hand basin and WC with storage behind, window to front elevation elevation and heated towel rail.

Dressing Room

6'9" x 8'4"

Radiator and fitted wardrobes.

Bedroom Two

10'3" x 10'10"

Window and external door to front elevation and radiator.

Bedroom Three

10'3" x 9'3"

Window and external door to front elevation and radiator.

Bedroom Four

10'1" x 8'10"

Window and external door to front elevation and radiator.

Bathroom

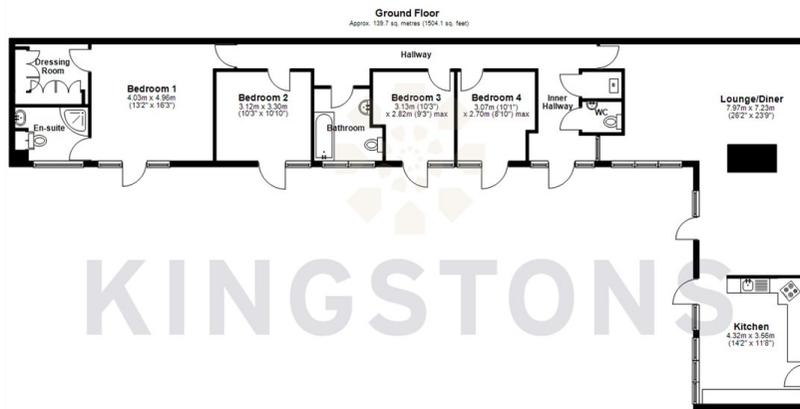
Fitted with three piece suite comprising bath with shower attachment, wash hand basin and WC, two windows to front elevation and radiator.

Outside

Enclosed rear and front gardens with driveway parking for approximately three cars.



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



Total area: approx. 139.7 sq. metres (1504.1 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.