



Chalfield Crescent

Melksham SN12 7BU

- Generous four-bedroom house
 - Two bathrooms
 - Quiet close location
 - Near parks and schools
 - Ideal for families
- Flexible living with three reception rooms
 - Parking for 2-3 cars
 - Walk to town centre
 - Close to bus stops

£340,000 Freehold



Hallway

External door to front, radiator, stairs to first floor and doors to living room and kitchen.

Living Room

13'0" x 11'11"

Window to rear elevation and radiator.

Kitchen

8'11" x 10'6"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, space for American style fridge/freezer and washing machine, fitted fan assisted oven and five ring gas hob with window to front elevation.



Dining Room

10'6" x 10'8"

Radiator and open to garden room.

Garden Room

6'4" x 13'6"

Two windows to rear elevation, two skylights, radiator patio door to garden and door to utility room.

Utility Room

6'9" x 7'10"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, window to rear elevation, radiator and doors to WC and play room.

Play Room

8'1" x 7'11"

Window to side elevation and radiator.

WC

3'4" x 4'10"

Fitted with two piece suite comprising wash hand basin and WC with radiator and window to side elevation.

Landing

Window to front elevation, radiator and doors to bedrooms, bathroom and shower room.

Bedroom One

11'5" x 11'11"

Window to rear elevation, radiator and fitted wardrobes.+

Bedroom Two

10'5" x 10'8"

Window to rear elevation, radiator and fitted wardrobes.

Bedroom Three

9'8" x 7'9"

Window to rear elevation and radiator.

Bedroom Four

8'1" x 8'8"

Window to front elevation storage area and radiator.

Bathroom

Fitted with three piece suite comprising bath with shower over, wash hand basin and WC, window to front elevation and airing cupboard.

Shower Room

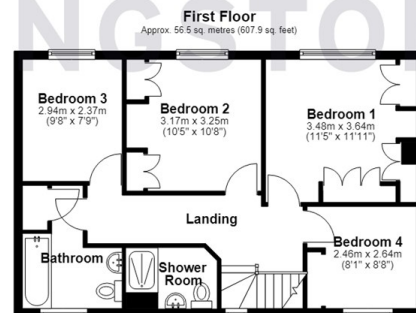
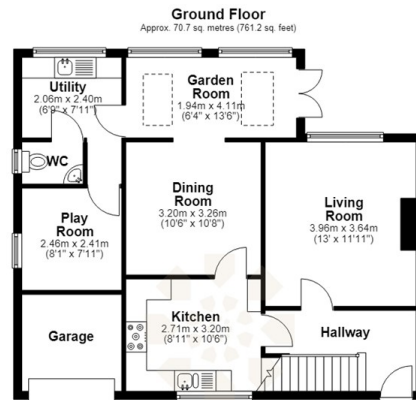
Fitted with three piece suite comprising shower enclosure, wash hand basin and WC with heated towel rail.

Outside

Enclosed rear garden, garage with driveway parking for 2-3 vehicles.



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



Total area: approx. 127.2 sq. metres (1369.1 sq. feet)



KINGSTONS

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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.

