



**KINGSTONS**



## **Cranesbill Road**

Melksham SN12 7GG

- End of Chain
- Four Double Bedrooms
- Utility Room and Downstairs Toilet
  - Main Bedroom with En-Suite
- Outstanding Rated School Nearby
- Double Garage
- Open Kitchen/Diner to Garden
  - Good Size Office
- Adjacent to Green Space

**£450,000 Freehold**



### **Entrance Hall**

16'12" x 7'11"

Door to front elevation, doors to cloakroom, living room, office and kitchen/diner, stairs to first floor and radiator.

### **Living Room**

19'2" x 12'3"

Bay window to front elevation and two radiators.

### **Kitchen/Diner**

14'11" x 20'6"

Fitted with a matching range of base and eye level units with worktop space over, inset 1 1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated dishwasher, eye level electric fan assisted double over with grill function and integrated microwave, built in fridge/freezer, island with breakfast bar, bay window with French doors to rear elevation, door to utility and radiator.



### Utility

8'4" x 5'3"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, space for washing machine and tumble dryer, door to rear elevation and radiator.

### Office

9'6" x 7'9"

Window to front elevation, built-in storage shelving and radiator.

### Cloakroom

4'10" x 4'11"

Fitted with a two piece suite comprising of pedestal wash hand basin and low level WC with tiled splashbacks, door to under stairs storage cupboard and radiator.

### Landing

10'6" x 13'4"

Window to side elevation, doors to bedrooms, bathroom and airing cupboard, radiator.

### Main Bedroom

12' x 12'3"

Window to front elevation, two sets of built in wardrobes, door to en-suite and radiator.

### En-Suite

7'2" x 4'6"

Fitted with a three piece suite comprising of double shower enclosure with sliding

glass door, vanity wash hand basin with storage under and closed coupled WC with tiled splashbacks and heated towel rail.

### Bedroom Two

11'11" x 10'4"

Two windows to rear elevation, built in wardrobes and radiator.

### Bedroom Three

9'5" x 13'4"

Two windows to front elevation, built in wardrobes and radiator.

### Bedroom Four

10'3" x 7'6"

Window to rear elevation, built in wardrobe and radiator.

### Bathroom

8'11" x 7'5"

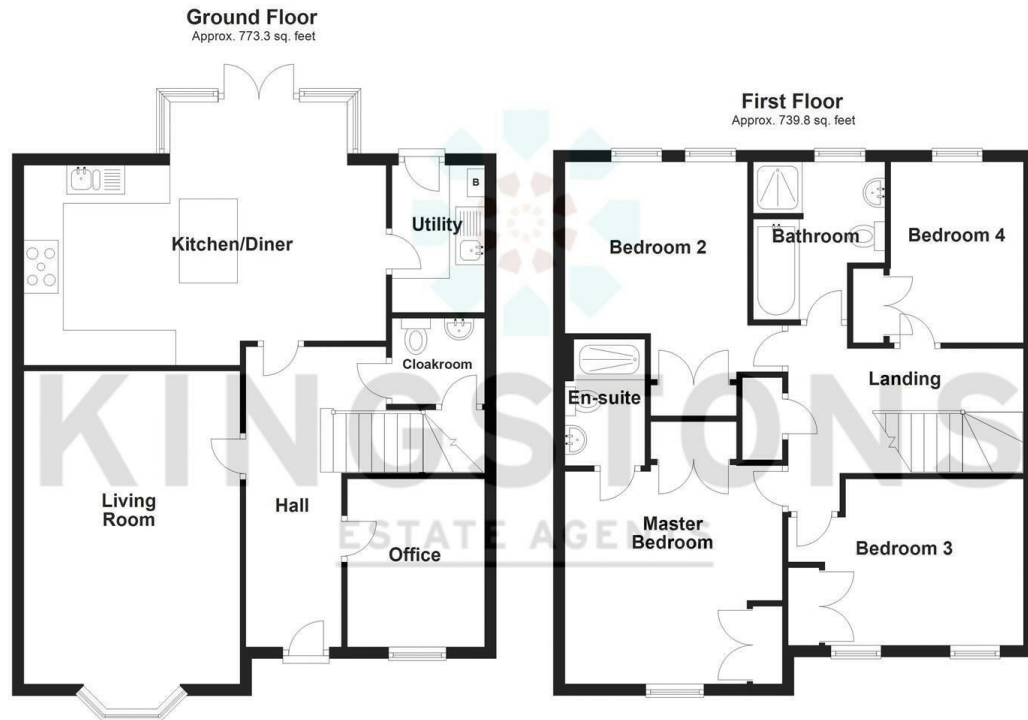
Fitted with a four piece suite comprising of bath, shower enclosure, vanity wash hand basin with storage under and close coupled WC, window to rear elevation and heated towel rail.

### Outside

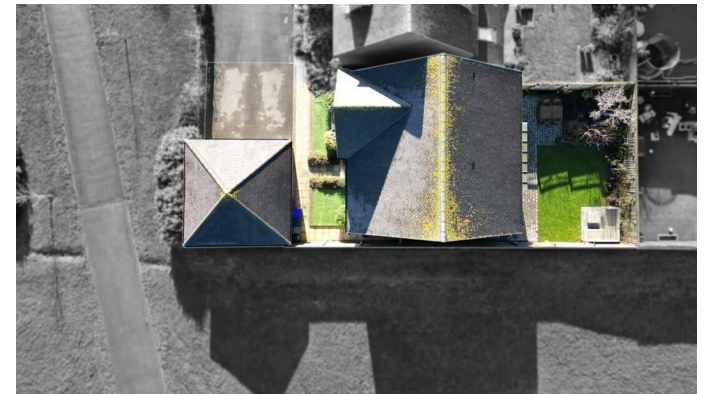
Double garage with up and over door and double pedestrian door, power and light. Parking for two vehicles in front of garage and fully enclosed rear garden with side access.



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



Total area: approx. 1513.0 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.