



## Newleaze Park

Broughton Gifford, Melksham SN12 8PJ

- No Chain
- Two modern bathrooms
  - Good size garden
- Four good size bedrooms
- En-suite main bedroom
- Two reception rooms
- Parking for up to four vehicles
- Popular village location

**Asking Price £385,000 Freehold**





### **Hallway**

External door and window to front elevation, radiator, stairs to first floor and opening to kitchen/diner.

### **Kitchen/Diner**

11'5" x 18'1"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge and dishwasher, built-in eye level double oven and four ring ceramic hob, window to rear elevation, radiator, sliding doors to garden and double doors to living room.



### **Living Room**

13'3" x 11'11"

Window to front elevation, under stairs storage and radiator.

### **Kitchen**

11'1" x 9'3"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, fitted fan assisted double oven, window to rear elevation and cupboard.

### **Reception Room**

10'4" x 9'3"

Window to front elevation, fitted storage cupboard and radiator.

### **Landing**

### **Bedroom One**

11'1" x 9'5"

Window to rear elevation, fitted wardrobes, radiator and opening to en-suite.

### **En-suite**

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

### **Bedroom Two**

12'3" x 8'11"

Window to front elevation and radiator.

### **Bedroom Three**

9'3" x 11'11"

Window to rear elevation and radiator.

### **Bedroom Four**

10'10" x 9'6"

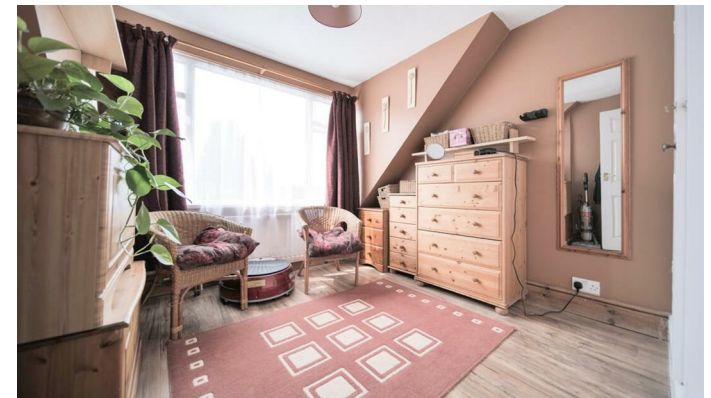
Window to front elevation, fitted wardrobes and radiator.

### **Bathroom**

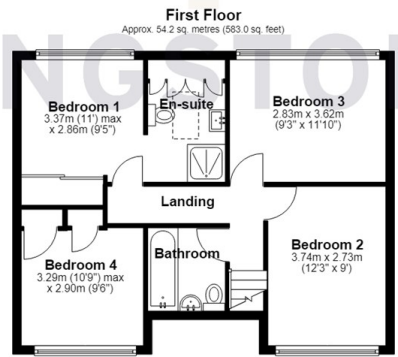
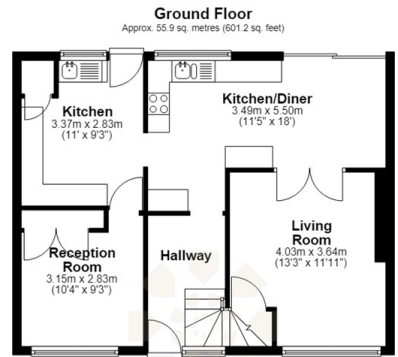
Fitted with three piece suite comprising bath with shower over, wash hand basin and WC with heated towel rail.

### **Outside**

Driveway parking for up to approx. four vehicles, enclosed rear garden with side access and outbuildings with power.



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



Total area: approx. 110.0 sq. metres (1184.2 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.

