

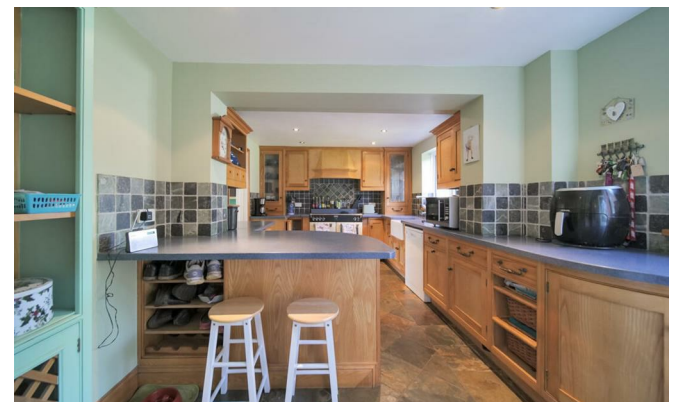


The Orchard

Semington, BA14 6NN

- Four spacious bedrooms
- Three versatile reception rooms
 - Enclosed rear garden
- Village location in Semington
 - 3 miles to Melksham
- Modern semi-detached house
 - Kitchen/diner at rear
 - Driveway for two cars
 - Near Kennet & Avon canal
 - Bus stops in village

£325,000 Freehold





Hall

Window and external door to front elevation, radiator, stairs and door to living room.

Living Room

12'0" x 13'3"

Window to front elevation, understairs storage, radiator and opening to dining room.

Dining Room

10'0" x 8'10"

Radiator, open to snug and door to kitchen/diner.

Snug

6'4" x 7'10"

Window to side elevation and patio doors to garden.

Window to rear, open plan, door to:



Kitchen/Diner

10'2" x 17'5"

Fitted with a matching range of base and eye level units with worktop space over, sink, space for dishwasher and range cooker, breakfast bar, two windows and external door to rear elevation with door to reception room.

Reception Room

14'8" x 9'9"

Window to front elevation.

Landing

Airing cupboard, doors to bedrooms and bathroom.

Bedroom One

19'2" x 9'10"

Skylight to rear elevation.

Bedroom Two

12'2" x 8'4"

Window to front elevation, fitted wardrobes and radiator.

Bedroom Three

10'2" x 9'11"

Window to rear elevation and fitted wardrobes.

Bedroom Four

9'4" x 7'9"

Window to front elevation,

Bathroom

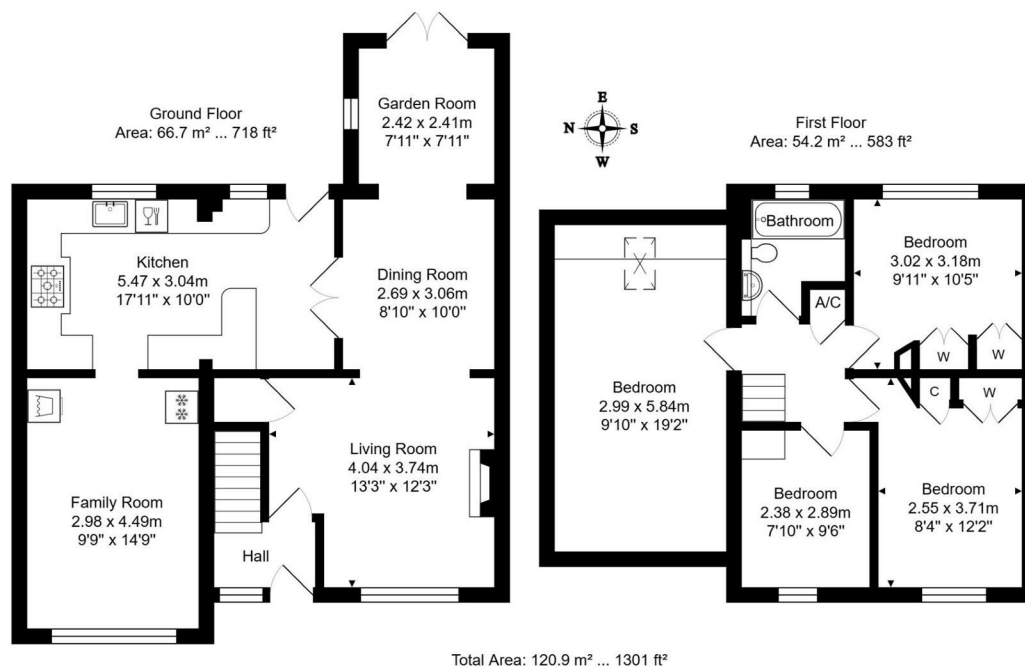
Fitted with three piece suite with comprising bath with shower over and glass screen, wash hand basin and WC, window to rear elevation and heated towel rail.

Outside

Driveway parking for two vehicles and enclosed rear garden with side access.



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




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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.