



## Fieldfare Way Melksham SN12 7GD

- Immaculate house
- Main bedroom with en-suite
  - Modern kitchen/diner
  - Solar panels installed
- Summer house with WiFi
- Three spacious bedrooms
  - Walk-in wardrobe
  - Toilet on every floor
- Sunny south-facing garden
- Parking for two vehicles

**£300,000 Freehold**



### **Hall**

Radiator, stairs to first floor and doors to kitchen/diner and WC.

### **Kitchen/Diner**

16'0" x 10'6"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink, space for American style fridge/freezer and dishwasher, fitted induction four-ring hob and oven, windows to side and front elevations, radiator, double doors to utility area and opening to living room.

### **Utility Area**

6'11" x 3'1"

Space for washing machine and storage.



### **Living Room**

11'7" x 13'6"

Two windows to rear and double doors to rear elevation with two radiators.

## WC

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

## Landing

Cupboard, stairs to second floor and doors to bathroom, bedroom two and bedroom three.

## Bedroom Two

9'0" x 13'6"

Window to rear elevation and radiator.

## Bedroom Three

11'11" x 7'3"

Two windows to front elevation, fitted wardrobes and radiator.

## Bathroom

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

## Bedroom One

14'0" x 13'8"

Window to front elevation, two radiators, double door to walk-in wardrobe and door to en-suite.

## En-suite

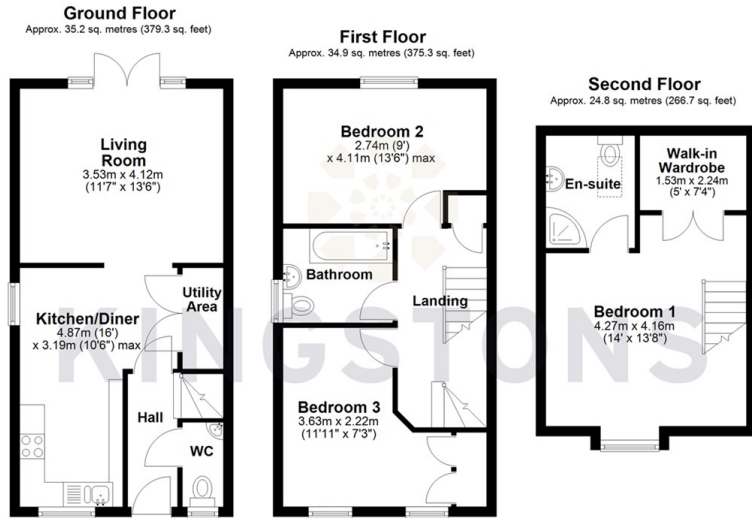
Fitted with three piece suite comprising shower enclosure, wash hand basin and WC with skylight and radiator.

## Outside

Parking spaces for two vehicles to front of property, rear garden with side access including summerhouse with power and wifi.



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



Total area: approx. 94.9 sq. metres (1021.3 sq. feet)



  
**KINGSTONS**  
Melksham Office

11 High Street, Melksham,  
Wiltshire, SN12 6JR

**Contact**

01225709115  
sales@kingstons.biz  
www.kingstons.biz

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.