



## Pippit Place , Melksham SN12 7GA

- Four spacious bedrooms
- Two reception rooms
  - Large kitchen island
  - Ample parking space
- Nearby outstanding schools
- Double garage
- Generous kitchen/diner
- Bedroom with en-suite
  - Close to park
  - Ideal family home

**£415,000**



## Location

### Living Room

21'7" x 11'4"

Window to front, two radiators, double door, door to:

### WC

Window to rear, fitted with two piece suite comprising, wash hand basin and WC, radiator, door to:

### Kitchen/Diner

14'7" x 15'11"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, eye level double oven, five ring hob with pull out extractor hood over induction, window to side, radiator, bi-fold door, door to:

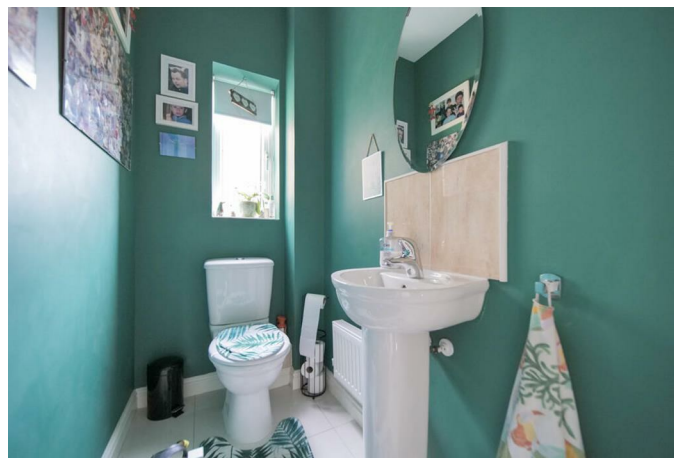
### Dining Room

11'4" x 11'3"

Window to front, radiator, door to:

### Hallway

Storage cupboard, radiator, stairs, two doors.



**Bedroom 2**

11'7" x 11'3"

Window to front, radiator, door to:

**Bedroom 3**

9'9" x 12'9"

Window to rear, Storage cupboard, radiator, sliding door, door to:

**Bathroom**

Fitted with three piece suite comprising bath with shower over, wash hand basin and WC, window to rear, radiator, door to:

**Bedroom 4**

7'4" x 11'0"

Window to rear, door to:

**Bedroom 1**

13'11" x 11'1"

Window to front, Storage cupboard, radiator, sliding door, door to:

**En-suite**

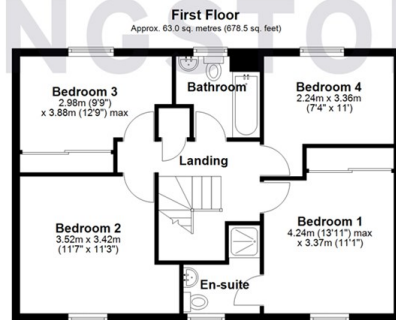
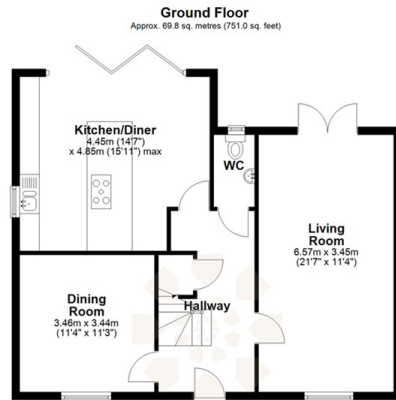
Fitted with three piece suite with comprising with shower enclosure, wash hand basin and WC, window to front, radiator, door to:

**Landing**

Storage cupboard, radiator, door.



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



Total area: approx. 132.8 sq. metres (1429.5 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.

