



The Bramblings, Melksham, Wiltshire

Motivated Sellers | Freehold | Refitted Kitchen | Two Reception Rooms | Four Bedrooms | Two Bathrooms | South Facing Rear Garden | Garage

Asking Price: **£375,000 (Offers Over)**

kw OXYGEN
KELLERWILLIAMS

The Bramblings, Melksham, Wiltshire

DESCRIPTION

Immaculate 4 bedroom detached family home situated on one of Melksham's most popular estates and within the catchment area for one of Melksham's most sought after schools. Accommodation: Part glazed UPVC door opens onto a hallway with doors to the reception rooms and stairs to the first floor and under stairs cupboard Downstairs WC Sink, WC and radiator. Living Room Window to front, radiator, patio doors to rear garden Dining Room Window to front, radiator Kitchen Refitted in 2021 with a Wren kitchen this gorgeous room comprises of a range of base and wall units including a pantry corner cupboard, pull out corner with pull out baskets, two Neff wall ovens with sliding under doors and are wifi enabled, induction 5 ring hob with extractor hood over, integral dishwasher, 1 1/2 bowl sink with flexi tap, quartz countertops and glass splashbacks. The room has a window overlooking the garden. Utility Area With door to rear, boiler, integrated washing machine and under counter freezer Landing Airing cupboard containing hot water tank, loft access Bedroom One Window to rear, radiator, built in furniture from Hammonds including large wardrobe and stand alone drawers En-suite Shower Room Refitted with double shower cubicle, sink with vanity and WC, towel rail and window to rear Bedroom Two Window to rear, radiator Bedroom Three Window to front, radiator Bedroom Four Window to front, radiator Family Bathroom Part tiled with three piece suite comprising of WC, sink with vanity and bath with shower attachment, window to front Outside The enclosed south facing rear garden is laid to lawn and patio. The current owners have also built an excellent open front summer house which could be used to house a hot tub or for covered alfresco dining. Garage Single garage with up and over door. and rear access. Driveway parking for two cars in front of the garage.

Please note there is a annual estate maintenance charge of approximately £165.

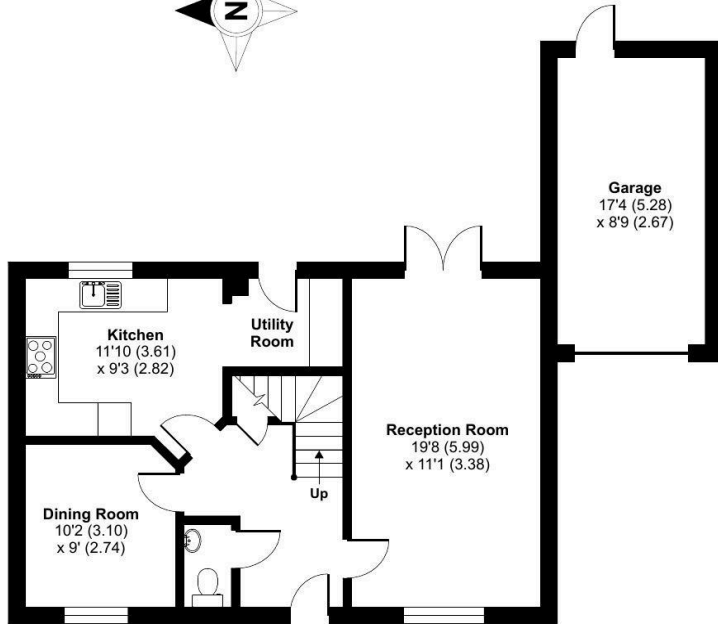




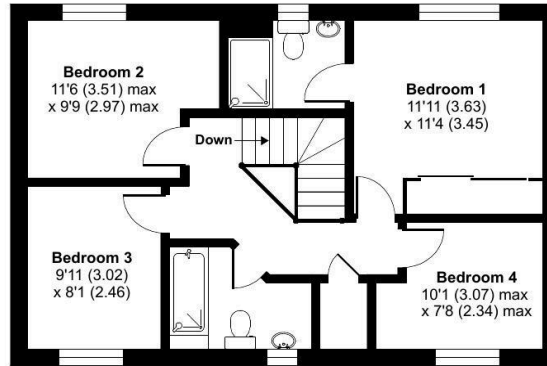
The Bramblings, Melksham, SN12

Approximate Area = 1222 sq ft / 113.5 sq m
 Garage = 153 sq ft / 14.2 sq m
 Total = 1375 sq ft / 127.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | 77 | 86 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Forest Lettings & Property Management. REF: 1076608

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to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

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