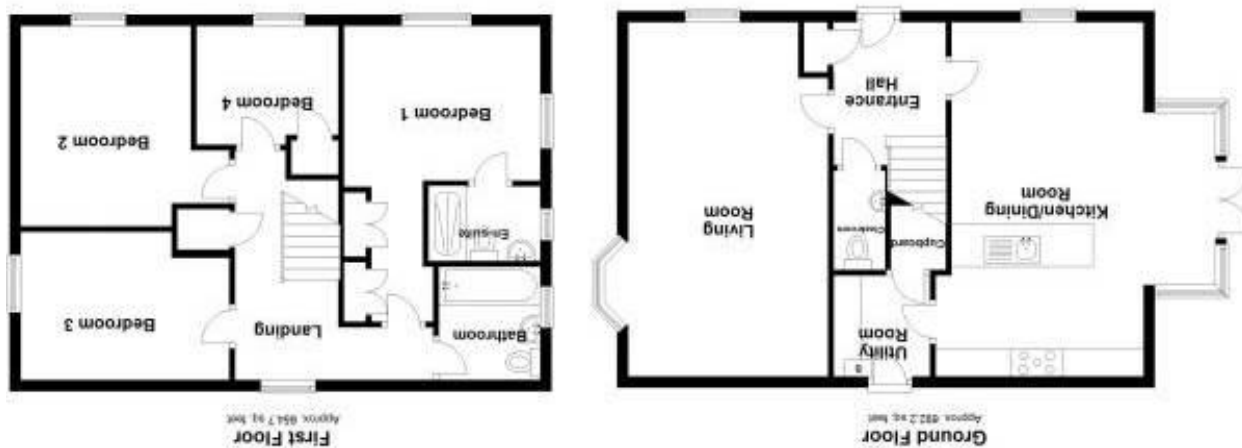


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 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of Kavanaghs or the Vendor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give any representation or warranty for any person in their employment to make or give any representation or warranty of the property or whatever is in relation to the property. 6. We have not carried out a survey of the property nor tested any of the appliances, services or equipment. Prospective purchasers must therefore satisfy themselves as to the condition of the property and the appliances, services or equipment. 7. All dimensions, areas or distances referred to are given as an approximate guide only and are not precise. Prospective purchasers must rely on their own enquiries. 8. No warranty or representation is given to the title of the property or the existence or planning permission, building regulations approval or other statutory or regulatory permission. Any reference to such is made in good faith. Purchasers should instruct their solicitor to make appropriate enquiries regarding these matters. 9. If there are any points which are of particular interest or importance to you please contact the agents who will seek particular clarification. Kavanaghs have a duty under the Proceeds of Crime Act 2002 to report any knowledge or suspicion of money laundering activity.

Total area: approx. 1348 sq. feet



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



Kavanaghs

28 Cranesbill Road
 Melksham, Wiltshire SN12 7GG

£315,000

- Off Street Location
- Open Views to the Front
- Impressive Detached House
- Four Bedrooms - En Suite
- Kitchen/Diner
- Garage - Parking – Gardens
- Viewing Recommended
- EPC: B (81)



SITUATION:

The Gateway development is located just off Snowberry lane and offers many local facilities close by with the centre of Melksham with its range of further amenities including swimming pool/fitness centre, library and bus services to surrounding towns lies about a mile away. Neighbouring towns include Calne, Corsham, Devizes, Bradford on Avon, Trowbridge and Chippenham with the latter having the benefit of mainline rail services whilst the Georgian city of Bath with its many facilities lies some 12 miles distant. Access to the M4 at junction 17 is 3 miles north of Chippenham.

DESCRIPTION:

A most impressive four bedroom detached family home overlooking open green to the front. The property is tucked away in a quiet cul-de-sac and offers spacious accommodation throughout. Benefitting from large kitchen/diner, utility, lounge, downstairs cloakroom, four bedrooms including en suite to master and bathroom. Viewing is highly recommended.

MASTER BEDROOM:

11' 08" x 9' 04" (3.56m x 2.84m) With upvc double glazed window to front and side, a range of fitted wardrobes with mirrored doors, door to:-

ENSUITE:

With part tiled walls, white suite comprising of low level w.c, wash hand basin, shower cubicle, heated towel rail and wall mounted cupboard.

BEDROOM TWO:

12' 04" x 8' 09" (3.76m x 2.67m) With Upvc double glazed window to rear, radiator.

BEDROOM THREE:

11' 11" x 10' 01" (3.63m x 3.07m) With Upvc double glazed window to front and radiator.

BEDROOM FOUR:

8' 06" x 6' 07" (2.59m x 2.01m) With Upvc double glazed window to front, storage cupboard and radiator.

ACCOMODATION:

ENTRANCE HALL:

With staircase to first floor, radiator, storage cupboard and doors to:-

CLOAKROOM:

With white suite comprises of low level w.c, wash hand basin and extractor fan.

LIVING ROOM:

16' 09" x 11' 10" (5.11m x 3.61m) With bay window to front overlooking views and side and two radiators.

KITCHEN/DINER:

20' 11" x 15' 10" (6.38m x 4.83m) With upvc double glazed window overlooking the front, Upvc double glazed open picture bay windows and French doors to garden, modern and attractive range of wall and base units with rolled work surfaces over, stainless steel single sink and drainer unit, eye level double oven, six ring gas hob with canopy extractor hood over, space for appliances and radiator.

BATHROOM:

With Upvc double glazed window to side, white suite comprising panelled bath with shower attachment over, wash hand basin, low level w.c, heated towel rail and part tiled walls.

OUTSIDE:

GARDEN:

The property is approached from the side through a gated path overlooking the open green. There is a side entrance which walks through to the rear enclosed garden. The rear garden is low maintenance, and fully enclosed providing patio area with gravelled bed and shed for storage.

GARAGE AND PARKING:

To the side a single pitched roof garage with up and over door and parking to the front.

UTILITY:

With Upvc double half glazed door to side, matching range of fitted base and wall units with work tops with rolled edge finish, space for appliances, wall mounted gas boiler supplying central heating and domestic hot water, (not tested).

FIRST FLOOR:

LANDING:

With loft access, window to rear and airing cupboard with hot water tank.

TENURE:

Freehold with vacant possession on completion.

SERVICES:

Main services of gas, electricity, water and drainage are connected.

COUNCIL TAX:

The property is a Band D with the amount payable for 2020/21 being £1,968.08.

CODE: 10326 20/07/2020

AGENTS NOTE:

There is an annual service charge of approx. £130.00.

TO ARRANGE A VIEWING:

Please call 01225 706 860 or email residentialsales@kavanaghs.co.uk.

