



**Wrights**  
01225 755553

Newleaze Park, Broughton Gifford, Melksham, Wiltshire, SN12 8PL

£289,950

This well presented three bedroom semi-detached house is situated in the popular village of Broughton Gifford.

Features include driveway parking for several vehicles, a garage, enclosed rear garden, modern kitchen with integrated white goods and new electric central heating throughout.

The property offers potential to extend (subject to planning consent), with many properties in the street having double storey extensions to create four bedroom homes.

Sold with the benefit of no onward chain.



**Three bedroom semi-detached property**

**Sought after village location**

**Integrated white goods**

**New boiler and electric central heating system**

### **Situation**

Broughton Gifford is a desirable village situated 3 miles West of Melksham. The village offers many local amenities including a popular public house, a church and village hall. There is also an excellent village primary school.

More extensive amenities can be found in Bradford on Avon and Bath, which both provide a wide range of cultural, leisure and shopping amenities as well as some superb restaurants. The busy market town of Melksham is close by, Bradford on Avon 4 miles, Chippenham 9 miles, Bath 10 miles (All distances are approximate).

**PVCu double glazing**  
**Garage**

**Driveway parking**  
**Enclosed rear garden**

**Potential to extend**  
**(subject to planning consent)**

**No onward chain**



The property comprises

### Ground Floor

#### Entrance Hall

With PVCu double glazed front door, parquet flooring, radiator, two storage cupboards and stairs to the first floor.

#### Lounge/Diner

*21' 10" x 11' 11" (6.65m x 3.64m) max*

With coal burning stove, double panel radiator, storage cupboard under the stairs, PVCu double glazed window to the front and PVCu double glazed sliding doors to the rear.

#### Kitchen

*11' 2" x 7' 0" (3.40m x 2.14m)*

With a range of eye level and base units, rolled edge worktops with upstands, integrated oven and microwave, ceramic hob with extractor hood over, integrated fridge freezer and washing machine, PVCu double glazed window to the rear and PVCu double glazed window to the side.

### First Floor

#### Landing

#### Bedroom 1

*12' 3" x 6' 11" (3.73m x 2.1m)*

With radiator and PVCu double glazed window to the front.

#### Bedroom 2

*11' 11" x 9' 4" (3.63m x 2.85m)*

With radiator and PVCu double glazed window to the rear.

#### Bedroom 3

*12' 4" x 6' 1" (3.77m x 1.86m)*

With PVCu double glazed window to the side.

#### Bathroom

With suite comprising bath with electric shower over, pedestal hand basin and low level w.c, double panel radiator and obscured PVCu double glazed window to the side.

### Externally

#### To the front

The generous garden is laid to gravel with a range of shrubs and trees, driveway parking for several vehicles in front of the garage.

#### Garage

With double doors to the front.

#### To the rear

The private enclosed garden is mainly laid to patio, with a coal store and a gate providing access to the front of the property.

#### Freehold

The property is sold as freehold.

#### Council tax

The property is currently in council tax band B.

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### Ground Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



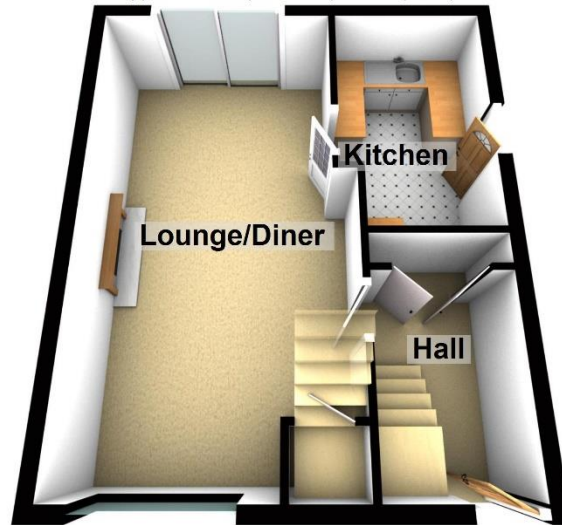
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