



Wrights
01225 755553

Brookfield Rise, Whitley, Melksham, Wiltshire, SN12 8QP

£625,000

This exceptional four bedroom detached property is situated within the sought after village of Whitley, surrounded by open countryside.

Features include a fantastic open plan kitchen/dining/living room with wood burning stove, island unit and bi-fold doors opening onto the rear garden, study/snug, utility room, downstairs cloakroom, en-suite shower room and family bathroom. Externally, there is a generous and private rear garden, large garage and driveway parking for several vehicles. Viewing highly recommended!

Vendor suited.



Exceptional four bedroom detached property

Open plan kitchen/dining/living room

Wood burning stove

Bi-fold doors to the rear garden

Modern kitchen with island unit

Situation

The property is situated within the picturesque village of Whitley, surrounded by open countryside. The village boasts a number of amenities including a popular primary school, golf club, church, village hall and The Pear Tree public house/restaurant.

The towns of Melksham and Corsham are within easy reach, offering a range of shopping and leisure facilities.

The World Heritage City of Bath is also just 9 miles away, famed for its shopping, period buildings and many places of cultural interest.

Study/snug

Utility room

En-suite and family bathroom

Generous and beautifully maintained rear garden

Garage and driveway parking for several vehicles



The property comprises

Entrance Porch

With PVCu front door, oak flooring and PVCu double glazed window to the side.

Hallway

With oak floor, radiator, storage cupboard and stairs to the first floor.

Study

11' 2" x 9' 8" (3.40m x 2.94m)

With oak flooring, radiator and PVCu double glazed windows to the front and side.

Utility room

8' 10" x 9' 11" (2.70m x 3.03m) max

With wood laminate flooring, base unit with worktop over, inset sink unit, space for washing machine and tumble drier, two built in storage cupboards, cupboard housing gas boiler, hot water cylinder and water softener, heated towel rail, PVCu door to the garage and PVCu double glazed window to the front.

Cloakroom

With oak floor, white suite comprising W.C and hand basin and extractor fan.

Open plan kitchen/dining/living room

28' 0" x 21' 8" (8.53m x 6.61m) max

This fantastic open plan living space offers oak flooring, radiator, wood burning stove, a range of eye level and base units, worktops with upstands, large island unit with double inset sink, eye level double oven, ceramic hob with extractor hood over, space for integrated fridge/freezer and dishwasher, inset ceiling spotlights, PVCu french doors to the side and bi-fold doors opening onto the rear garden.

Landing

With loft access (the loft space is boarded with a light and pull down ladder).

Bedroom 1

11' 6" x 11' 8" (3.51m x 3.55m)

Dual aspect room with radiator and PVCu double glazed windows to the front and rear.

En-suite

With tiled floor, white suite comprising large shower enclosure with mans rainfall shower, hand basin and W.C, heated towel rail and inset ceiling spotlights.

Bedroom 2

10' 0" x 12' 4" (3.06m x 3.76m)

Another dual aspect room with radiator, built in wardrobe and PVCu double glazed windows to the front and side.

Bedroom 3

12' 2" x 10' 1" (3.72m x 3.08m)

With radiator, built in wardrobes and PVCu double glazed window to the rear.

Bedroom 4

12' 8" x 9' 5" (3.87m x 2.86m)

With radiator and PVCu double glazed window to the front.

Bathroom

With white suite comprising bath with mains rainfall shower over, hand basin with vanity unit and W.C, heated towel rail and obscured PVCu double glazed window to the side.

Externally

To the front

The spacious gravelled driveway provides off road parking for several vehicles in front of the garage with areas laid to lawn and a range of mature shrubs and tree. A path leads to the front door and gates to both sides provide access to the rear.

Garage

The spacious garage offers power, light, up and over door to the front, PVCu door to the front and internal door to the utility room.

To the rear

The stunning, beautifully maintained rear garden is enclosed by hedging, offering a spacious and private space to be enjoyed by the new owners. Bi-fold doors from the living area open directly onto a spacious patio seating area, leading to a generous garden laid to lawn, with a range of shrubs and trees, a garden shed, log store and summer house. There is also an outdoor power socket and gates to both sides provide access to the front of the property.

Council tax

The property is currently in council tax band E.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Superfast available (source - Ofcom) Predicted maximum download speed - 53Mbps

Mobile Phone Coverage

Outdoor coverage is likely - source Ofcom.

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Approx Gross Internal Area
168 sq m / 1803 sq ft

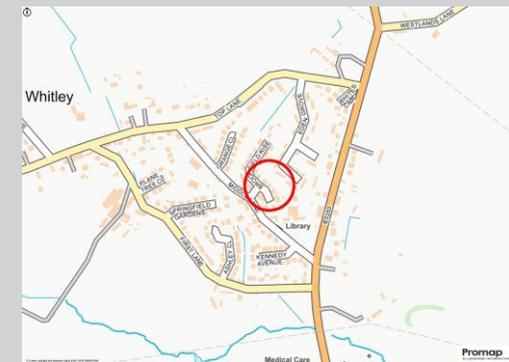
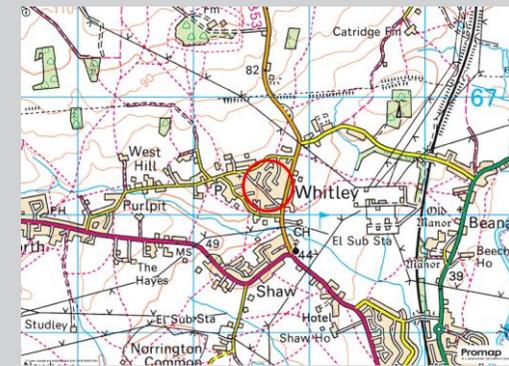


Ground Floor
Approx 104 sq m / 1123 sq ft



First Floor
Approx 63 sq m / 681 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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