



DESCRIPTION

This beautifully presented two bedroom semi-detached bungalow is located in the highly sought after village of Broughton Gifford. Positioned in a small, beautiful quiet cul-de-sac and just a short walk from the famous Common and stunning open countryside.

To the front there is a beautiful mature front garden with off road driveway parking for a couple of cars.

Through the front door there is an entrance porch with space for housing coats and shoes, a 20 ft. sitting / dining room with a wood burning stove and original Parquet flooring, a beautiful conservatory providing plenty of light and allows enjoyment of the rear garden all year round, a desirable shaker style kitchen with plenty of cupboard and work space. An extended Master bedroom with vaulted ceiling, Velux windows and French doors leading out to the sunny rear garden. A single bedroom and a tasteful family bathroom.

To the rear is a private, easy to maintain and very pretty courtyard garden with a number of areas to entertain on these warm sunny evening and perfect for alfresco dining.

All in all, a perfect opportunity to acquire a superb bungalow in a highly desirable location. You could move in without having to lift a finger.

Broughton Gifford is an attractive, friendly village situated in the rolling Wiltshire countryside near the historic market towns of Bradford on Avon and Melksham. The village has a thriving village School, a large common, beautiful countryside walks, a cricket and football pitch, bowling green, a village hall and two popular public houses. The village of Holt just up the road offers a village store and café, and two National Trust properties. Bradford on Avon, Trowbridge and Melksham offer a wealth of shopping facilities and further afield is the World Heritage city of Bath and the port of Bristol. Motorway access to the M4 is via



junctions 17 Chippenham and 18 Bath both approximately half an hours drive away. Chippenham offers a mainline railway station to London Paddington which is approximately one and a quarter hours away and Bristol within a half hour.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: C

EPC Rating: E

Mains drainage, water and electricity

LPG Gas

KEY FEATURES

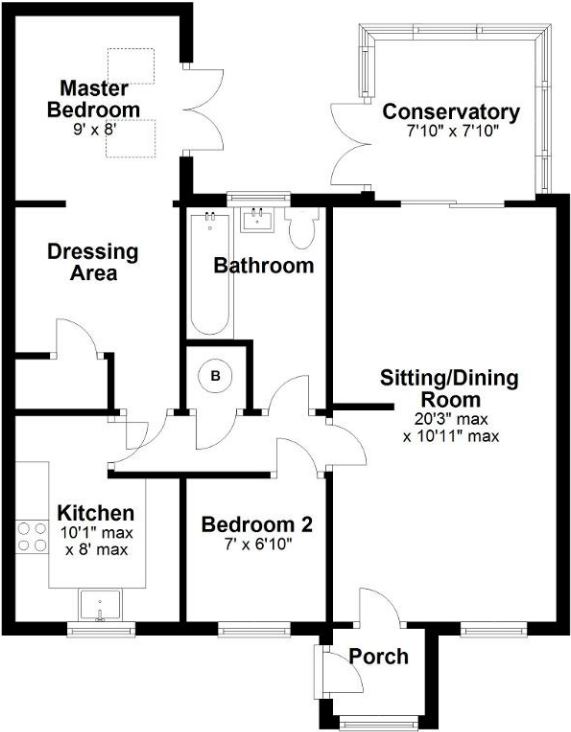
- Beautiful two bedroom bungalow
- 20f ft. Sitting / dining room
- Kitchen
- Single bedroom / office
- Well positioned in a quiet cul-de-sac
- Highly desirable village location
- Wood burning stove
- Extended Master bedroom
- Private, fully enclose sunny rear garden
- Off road parking





Floor Plan

Approx. 692.7 sq. feet



Total area: approx. 692.7 sq. feet

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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