



  
**JEREMY JENKINS**  
ESTATE AGENT

# 9 Curtis Orchard. Broughton Gifford. SN12 8PX.

## Guide Price £310,000

**A well-presented, mid-terrace family home in the popular village of Broughton Gifford.**

This family home is nicely presented. Here we have a dual aspect living room with large windows to the front, patio doors to the rear & feature fireplace. The lengthy living room adjoins the modern kitchen that also overlooks the rear garden which is the heart of the home with space for a kitchen table. We also have a handy utility room. Upstairs are three bedrooms, two doubles one with ensuite and a single. Finally, there is the family bathroom with bath and shower over it.

To the rear is a sunny garden laid mostly to lawn with a patio area for outside seating & benefits from having side access. Ample driveway parking is available at the front of the house.

Note: Air Source Heat Pump heating system; there is no gas in Broughton Gifford. There are two village pubs, a primary school, church, village hall & green - the village is perfect for country walks and dog walking, there is easy access to Melksham & market town amenities at Corsham. The A4 & M4 are to the north for commuters.

- Family village home
- Smart kitchen diner with doors to garden
- Three bedrooms, ensuite & family bathroom
- Pretty rear garden with side gate
- Dual aspect living room with fireplace
- Popular cul de sac location





*Smartly presented*

*Light & airy throughout*

*Popular village*

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Jeremy Jenkins Estate Agents wish to inform prospective purchasers that these sale particulars are produced as a guide only. No detailed survey has been undertaken. Services, appliances or specific fittings have not been tested. Room sizes should not be relied upon for carpets, floor coverings and furnishings. Floor plans, if shown, are for identification purposes only and are not drawn to scale.  
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