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ESTATE AGENT

76 The Common, Broughton Gifford, SN12 8ND.

Guide Price: £625,000.

Extended, semi-detached village home nicely positioned overlooking The Common. Four beds, good garden, garage & parking. NO CHAIN.

The sitting room is at the front of the house & sports a fireplace with wood burner installed. The dining room has fitted cupboards, understairs storage & another fireplace & leads to the kitchen breakfast room. The dual aspect kitchen breakfast room is a super sociable living space which looks onto the garden with back door to the covered patio. Further benefits include a larder & separate cloakroom. The first floor has four bedrooms. The two at the front of the house, a single & a double, look out across The Common; the larger has a fireplace. The remaining two bedrooms look onto the garden. They share the family bathroom. It maybe possible to turn the smallest into an ensuite for the main bedroom.

Externally there is an enclosed rear garden which is mostly laid to lawn with shady trees & two patio seating areas, one of which is covered. The driveway is at the side of the house offering private parking for two cars in front of the garage. At the rear of the garage is a store or workshop. The front garden sits behind a handsome stone wall with garden gate & short path to the front door.

There are two village pubs, a primary school, church, village hall, bowls club, scout hall & of course The Common - the village is perfect for country walks and dog walking, there is easy access to Melksham with a wide variety of supermarkets with further market town amenities at Bradford on Avon & Corsham. Bath is circa 20 minutes away offering city centre high street shopping, cultural attractions, night life & rail links. The A4 & M4 are to the north for commuters. Note: Oil fired central heating system; there is no gas in Broughton Gifford. EPC – E.

- Super village location with views
- Kitchen breakfast room with larder
- Four bedrooms & smart bathroom
- Good gardens to side & rear
- Sitting room & separate dining room
- Garage & driveway parking. NO CHAIN.





Superb location with views

4 bedrooms & 3 receptions

Garage & driveway parking

