
DAVIES
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29 NEWLEAZE PARK, BROUGHTON GIFFORD, SN12 8PL

Asking Price: £450,000

- LARGE SEMI DETACHED FAMILY HOME WITH A MOUTH-WATERING LEVEL OF ACCOMMODATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- ATTRACTIVE AND GOOD SIZE REAR GARDEN
- PLENTY OF OFF STREET PARKING
- FOUR DOUBLE BEDROOMS AND A DRESSING ROOM TO THE PRINCIPAL BEDROOM
- LUXURIOUS FAMILY BATHROOM AND A GROUND FLOOR SHOWER ROOM
- LIGHT AND AIRY FEEL WITH A WONDERFUL LEVIEL OF "LIVING SPACE"
- CUL DE SAC POSITION AND WITHIN EASY WALKING DISTANCE OF THE PRIMARY SCHOOL
- NO ONWARD CHAIN
- IMPRESSIVE OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- EPC Rating: D

Tucked away towards the end of a delightful and peaceful cul de sac in the heart of the charming village of Broughton Gifford, a beautifully presented and spacious semi-detached family home, offered for sale with the added benefit of no onward chain. With a positive light and airy feel throughout, this fine home offers a mouth-watering level of accommodation, ideal for a growing family, with a focus on open plan living making it ideal for those that enjoy entertaining

Once inside you will discover; an inviting entrance hall, lounge with feature fireplace and wood burning stove. The impressive open plan kitchen/dining/family room is the heart of the home, smartly fitted with a masses of storage and striking marble worktops. There is also a useful utility area and indulgent shower room on the ground floor. Upstairs, there are four double bedrooms, with the principal bedroom featuring a dressing area, luxurious family bathroom and a useful loft space with skylight window. Externally, there is a driveway to the front providing off street parking, store room, and the fabulous garden. The complete family home in a quality location, early viewing essential to avoid any potential disappointment.

Broughton Gifford is a historic and picturesque village located on the outskirts of Bradford on Avon, Melksham, and Corsham. Ideally situated, it offers good access to both Bath (approximately 11 miles) and the M4 (approximately 12 miles). This thriving village boasts a strong sense of community and is well served by a popular primary school, a beautiful common, village hall, pub, and the National Trust's Great Chalfield Manor and Gardens.

DIRECTIONS

As you pass our office on Silver Street, head towards the village of Holt on Bradford Road. This will take you through Holt Village. Once you have passed through Holt take the first left onto East Lane. Follow this picturesque road for several minutes and proceed through the village. Newleaze Park is a turning on the right hand side, follow the road along and the property will be found on the left.

COUNCIL TAX BAND: C

TENURE: Freehold



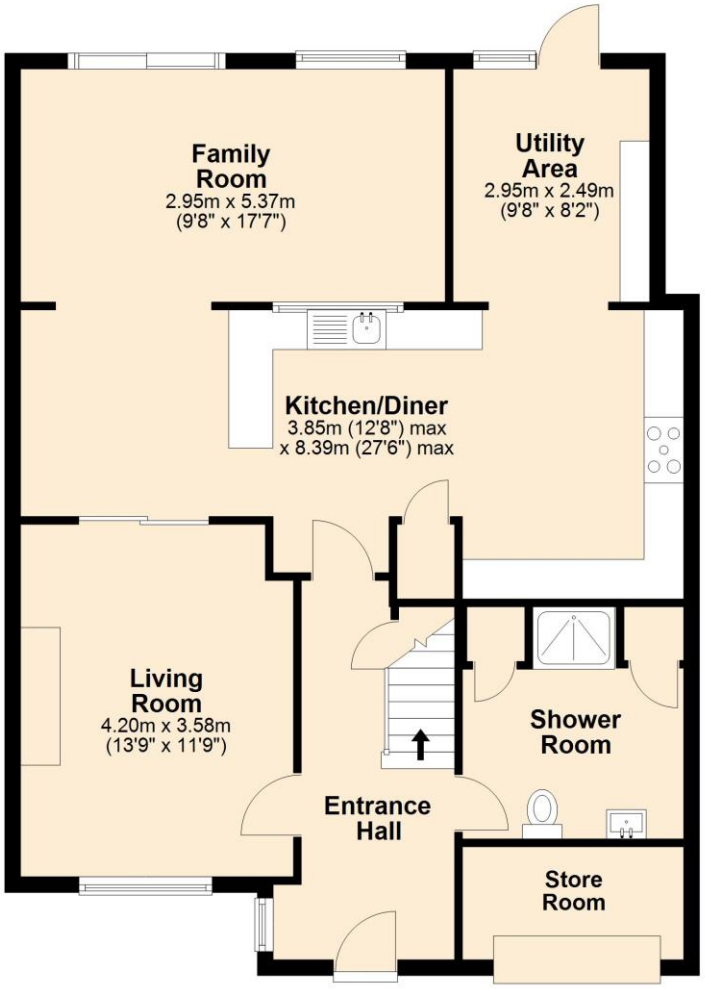






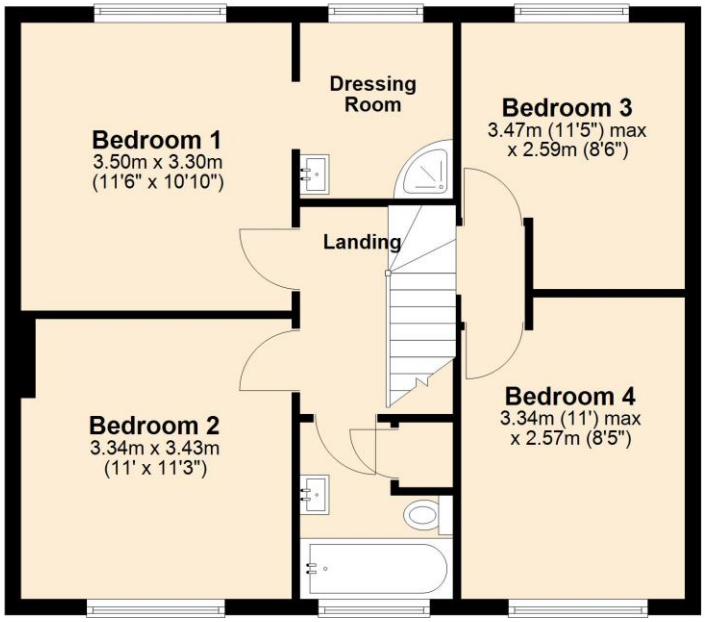
Ground Floor

Approx. 89.9 sq. metres (967.2 sq. feet)



First Floor

Approx. 60.5 sq. metres (651.6 sq. feet)



Total area: approx. 150.4 sq. metres (1618.8 sq. feet)

Note: The Money Laundering Regulations 2017 – Intending purchasers will be asked to produce identification documentation at the point of agreeing a sale and information regarding how the purchase is to be funded.

Note: These particulars are provided for guidance only and do not constitute any offer, contract or part thereof. Interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Neither the vendor nor Davies & Davies makes any representation or warranty as to this property.

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