



Springfield Gardens, Whitley

£500,000

3 1 2

- Detached 3 bedroom home presented in a modern, neutral style
- Sitting room with fireplace and inset wood burner.
- Kitchen with space for all appliances and double eye level oven
- Large bathroom with double ended bath and separate shower cubicle.
- Quiet location within walking distance of the local shop, pub, cafe, churches and much more!
- Excellent wrap around gardens with summerhouse and hidden corners.
- Separate Dining room which flows through to the excellent conservatory
- 3 great sized bedrooms with fitted wardrobes to bedroom 1
- Garage and long driveway for at least 3 cars
- **NO ONWARD CHAIN!**



A well presented 3 bedroom home set in the quiet heart of Whitley village. This surprisingly spacious property consists of 3 excellent bedrooms, a light filled sitting room with wood burner, a separate dining room, conservatory and kitchen which all flow together for modern living. The large wrap around garden is much more generous than expected with a "secret" garden area, summer house with electric and access to the single garage. Perfect for families and retirees alike, this home will offer excellent accommodation for all within this incredibly popular village with excellent amenities and transport links on your doorstep. **NO ONWARD CHAIN!**





Springfield Gardens, Whitley, Melksham, SN12

Approximate Area = 1226 sq ft / 113.8 sq m
Garage = 158 sq ft / 14.5 sq m
Total = 1384 sq ft / 128.5 sq m
For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2020. Produced for Jane Whitfield Property Services. REF: 100296



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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