



Private Gated Development | Four Bed Town House | Lounge / Dining Room | Useful Shower Room | Fitted Kitchen, Utility Room | En-Suite, Family Bathroom | Garage & Parking | Enclosed Courtyard Garden | Close To Town Amenities |

Lock and Key independent estate agents are pleased to offer this attractive and spacious four bed town house situated approximately 100 meters from the town centre amenities in small and exclusive security gated MEWS style development. The property is deceptively spacious throughout and comprises an good size entrance hall, personal door into the integral garage, a useful shower room, study/bedroom four and a utility room on the ground floor. On the first floor there is a lovely 'L' shaped fitted kitchen and a good size 'L' shaped sitting/dining room with Juliet balconies. On the second floor can be found three further bedrooms, an en-suite and a family bathroom. Further benefits include an integral garage, double glazing, underfloor heating, an allocated secure parking space in front and a private courtyard garden at the rear. Viewing is strongly recommended. No Chain.

Situation:

Situated in a private gated development within the town centre of Melksham. The amenities of Melksham are within a short walk, and the town hosts a range of recreational, educational and shopping facilities. For a further range of amenities the towns of Devizes, Trowbridge, Corsham and Chippenham are all within easy access with the latter hosting a main line rail station providing links to London (Paddington)

Accommodation:

Entrance door to:

**Entrance Hall:**

Under stairs cupboard, personal door to garage, stairs rising to first floor.

Utility Room:

With Stainless steel sink drainer having cupboards under. With wall cupboards and shelving, space for electrical appliances, double glazed door to rear courtyard.

Study / Bedroom Four: 9'6 x 8'8

Double glazed french doors to rear courtyard.

Shower Room:

Comprising of tiled shower cubical wash basin, low level WC half tiled surrounds, recess spotlights and extractor fan.

First Floor Landing:

Built in storage cupboard.

Sitting / Dining Room: 15'8 x 9'7 and 10'8 x 9'7

L Shaped lounge/dining with two double glazed french doors, coved ceiling and double doors leading to:

Fitted Kitchen: 11'9 x 15'7

L Shaped kitchen, being well fitted with a range of wall and floor units, work surfaces, tiled surround and 1 1/2 bowl stainless steel inset sink drainer. Bosch four ring ceramic hob with extractor fan over, split level double oven, built in fridge and freezer, plumbing for washing machine two double glazed window to rear and coved ceiling.

Second Floor:**Bedroom One:** 11'3 x 9'7

With double glazed dormer window, built in wardrobe:

En-Suite:

With tiled shower cubical, wash basin and low level WC. Half tiled surrounds, recess spotlights and extractor fan.

Bedroom Two: 12'6 x 7'7

With double glazed dormer window to front, and loft access.

Bedroom Three: 9'2 x 5'9

With double glazed dormer window to front, built in wardrobe.

Bathroom:

Comprising of panelled bath, power spray overhead shower, wash hand basin, low level WC, half tiled surrounds, shaver socket, recess spotlights and extractor fan.

Externally & Parking:

There is a driveway to the front of the property, providing parking for one car and giving access to the integral garage. There is a courtyard to the rear of the property being enclosed on two sides by timber fencing and a high stone and brick wall to the rear, with gravel and paved areas.

Integral Garage:

With up and over door, light and power point.

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Price: £270000



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