



Attractive & Detached | Four Bedrooms, En-Suite | Cloaks, Bathroom, Utility | Lovely Kitchen/Dining Room | Dual Aspect Living Room | Garage & Drive Parking | Decent Lovely Rear Garden | Double Glazed & Gas Heating | Good Access To F&S School |

Lock and Key independent estate agents are pleased to offer this attractive and truly immaculate four bed detached property situated tucked away in a small cul-de-sac going out on the favoured eastern side of the town convenient to amenities including the highly thought of Forest & Sandridge school. The accommodation is arranged over two floors and comprises an entrance hall, cloakroom, light and airy dual aspect sitting room with double doors opening into a lovely garden, a fabulous kitchen / dining room and useful utility. On the first floor there are four bedrooms, (some have pleasant views) an en suite and a family bathroom. Additional features include gas heating and double glazing. Externally a notable feature is the larger than average rear garden all beautifully designed, drive parking and a garage. No Chain.

Situation:

Going out on the favoured eastern side, taking you out towards Bromham, Calne & Devizes. The centre of our bustling market town of Melksham with its range of amenities including swimming pool/fitness centre, library and bus services to surrounding towns lies about 2 miles away. Neighbouring towns include Calne, Corsham, Devizes, Bradford on Avon, Trowbridge and Chippenham with the latter having the benefit of mainline rail services whilst the Georgian city of Bath with its many facilities lies some 12 miles distance. Access to the M4 at junction 17 is 3 miles north of Chippenham.

Accommodation:



Entrance door to:

Entrance Hall:

Stairs to first floor with a under stairs cupboard below, radiator, tiled flooring.

Cloakroom:

Low level W.C, corner pedestal wash hand basin with tiled splash back, radiator.

Dual Aspect Living Room:

Double glazed window to front, television point, two radiators, double glazed french doors opening onto the rear garden.

Kitchen / Dining Room:

Dual aspect double glazed windows to front and rear. A range of wall and base cupboards with drawers with work surface over, one and a half bowl sink. Inset gas hob with stainless steel splash back and extractor above and built-in oven below, , two radiators, tiled flooring, door to:

Utility Room:

Wall and base units with work surface over, space for white goods, cupboard with gas boiler, radiator, double glazed door opening to rear.

First Floor Landing:

Double glazed window to front, built-in airing cupboard, access to loft space, doors to all rooms.

Bedroom One:

Double glazed window, radiator.

En-Suite:

Obscure double glazed window to front, a suite comprising a tiled shower cubicle , low level W.C, pedestal wash hand basin with tiled splash back, shaver point, extractor.

Bedroom Two:

Double glazed window, radiator.

Bedroom Three:

Double glazed window, radiator.

Bedroom Four:

Double glazed window, radiator.

Family Bathroom:

Obscure double glazed window. A suite comprising a panelled bath, pedestal wash hand basin, tiled splash backs, low level W.C, extractor, radiator.

Externally & Parking:

Drive parking, useful turning area in front.

Garage:

Up and over door, power connected, personal door into garden.

Rear Garden:

Good size and one of the larger gardens, all attractively laid out and presented, with central yin/yang circular flower bed, stone patio and seating area, fully enclosed, side gate.

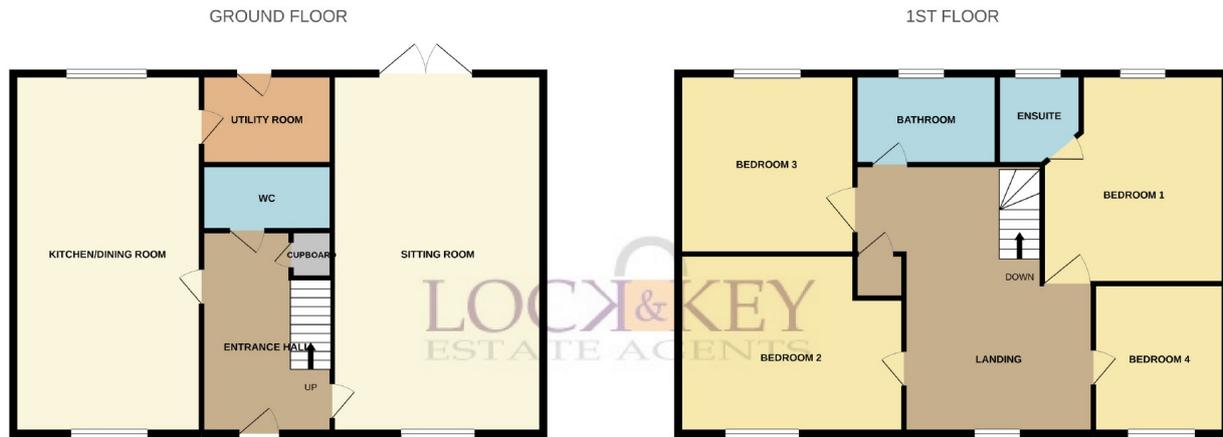
Directions:

From the agents office proceed to the High Street and turn left, continue to the roundabout and turn right into Lowbourne, continue to the next roundabout and follow the road bearing to the right into Sandridge road, continue across the next roundabout into Sandridge Common and at the next roundabout turn right

towards the development and then right again into Skylark road , turn right into Lapwing and continue into Linnet Lane follow the road round bearing round to the left and then right where the property can be found tucked away on the right hand side.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give a representation or warranty in respect of the property. Floor plan measurements and distances are approximate only and should not be relied upon. We have not carried out a detailed survey nor tested the services, appliances or specific fittings.

Price: £320000



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