



## 3 Walpole Close

Melksham, SN12 7GX

**Offers In Excess Of £350,000**

Welcome to 3 Walpole Close, a modern and well presented four bedroom semi detached home which is for sale with no onward chain.

The ground floor accommodation comprises entrance hall with storage cupboard, cloakroom, lounge, utility room and kitchen dining room with patio doors onto the rear garden along with the benefits of an integrated fridge & freezer, dishwasher a four burner gas hob and electric oven. The first floor accommodation comprises stairs & landing with storage cupboard, primary bedroom with en-suite shower room, two further double bedrooms, a single bedroom and bathroom.

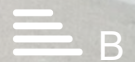
The property further benefits from a single garage with power and lighting, driveway parking for two cars, gas central heating, upvc double glazing and an enclosed rear garden with gated side access from the driveway and outside tap.

All room measurements are approx;  
Lounge: 3.39m x 4.72m  
Kitchen Dining Room: 2.93m x 5.86m  
Utility Room: 1.36m x 1.85m  
Bedroom One: 3.03m x 2.70m ext 3.32m  
Bedroom Two: 3.12m x 3.06m  
Bedroom Three: 2.73m x 2.04m  
Bedroom Four: 2.74m x 2.58m  
Bathroom: 2.03m x 1.70m

- Four bedroom semi detached home
- No onward chain
- Garage & driveway parking
- Enclosed rear garden
- Kitchen dining room with integrated appliances
- Utility room & cloakroom

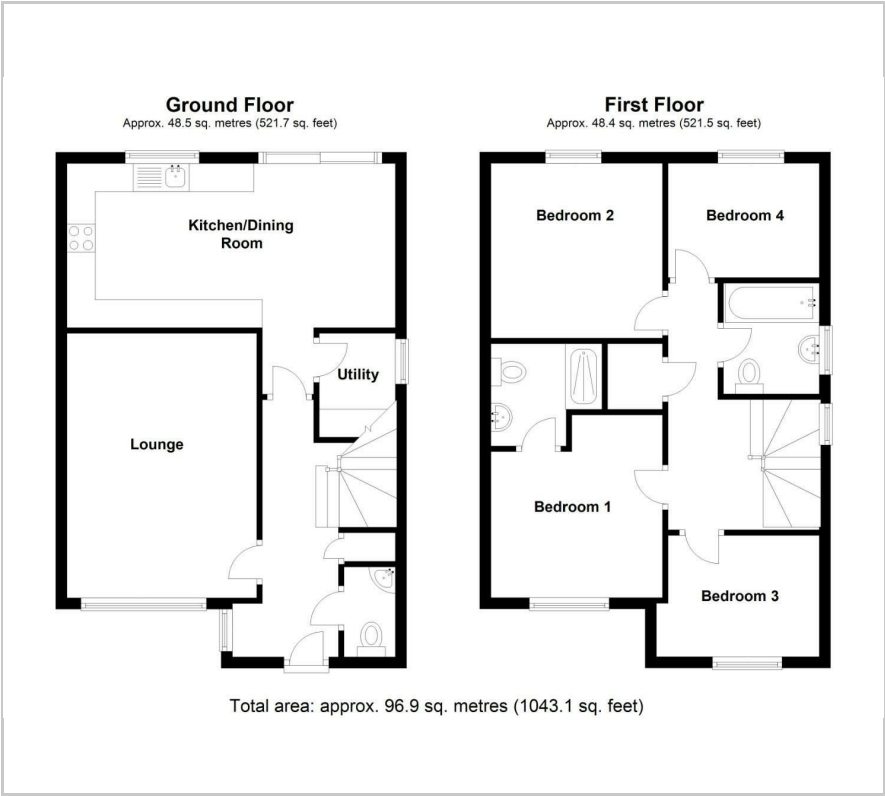
### Viewing

Please contact our Blueleaf Property Office on 01225 839050 if you wish to arrange a viewing appointment for this property or require further information.

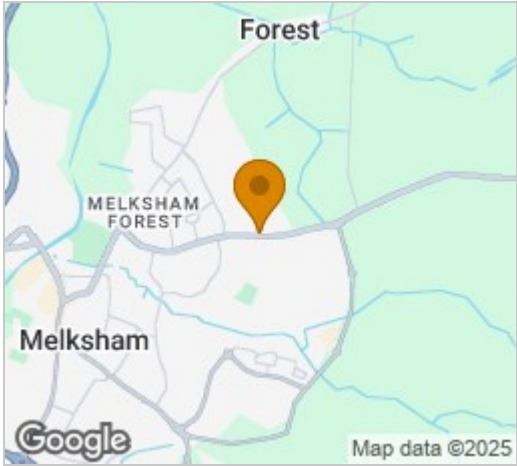




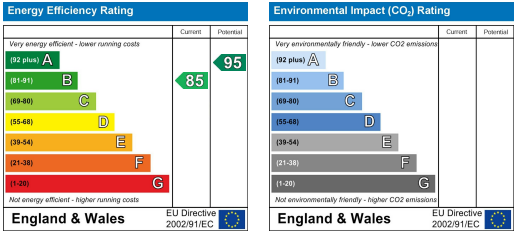
Floor Plan



Area Map



Energy Efficiency Graph



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 any representation or warranty in respect of the property.