



KINGSTONS



Sandridge Road

Melksham SN12 7BE

- Incredible Edwardian Villa
- Two Inviting Reception Rooms
- Main Bedroom With En-suite & Dressing Room
- Generous Plot
- Sought After Address
- Downstairs Shower Room & Utility
- Three Further Double Bedrooms
- Garage & Driveway With Ample Parking

Asking Price £625,000 Freehold



Porch

Door to front elevation, windows to front and side elevations and door to hall.

Hall

Doors to living room, kitchen shower room and cupboard, stairs to first floor and radiator.

Living Room

Windows and double doors to porch, window to rear elevation, fireplace and two radiators.

Kitchen

Fitted with a matching range of base units with worktop space over including breakfast bar, sink with mixer tap, space for American style fridge/freezer, dishwasher and range, bay window to front elevation and door to study.

Study

Window to rear elevation and open plan to dining room.

Dining Room

Window to side elevation, fireplace, built in storage, patio doors to rear elevation and two radiators.



Shower Room

Fitted with a three piece suite comprising of shower enclosure, wash hand basin and low-level WC with tiled splashbacks, window to side elevation, door to utility and heated towel rail.

Utility

Wall mounted boiler, hot water cylinder, space for washing machine and tumble dryer, window to side.

Landing

Window to front elevation, doors to bedrooms and bathroom, radiator.

Main Bedroom

Bay window to front elevation, doors to en-suite and dressing room and two radiators.

En-suite

Fitted with a three piece suite comprising of shower, pedestal wash hand basin and high-level flush WC with tiled splashbacks, window to rear elevation and heated towel rail.

Dressing Room

Bedroom Two

Window to front elevation and radiator.

Bedroom Three

Window to rear elevation, built in wardrobe and radiator.

Bedroom Four

Windows to rear and side elevations and radiator.

Bathroom

Fitted with a three piece suite comprising of bath, vanity wash hand basin with storage under and low-level WC with tiled splashbacks, window to rear elevation and heated towel rail.

Garden

Mainly laid to lawn with mature borders and area of patio with outside tap.

Garage

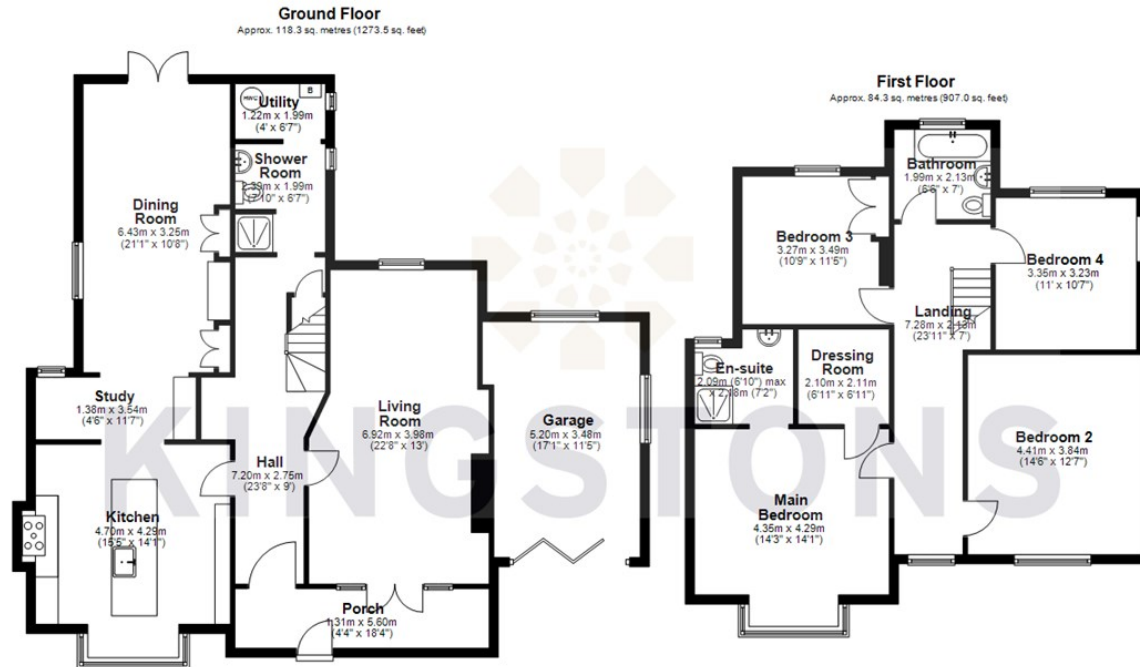
Window to rear and side elevations, folding door to front elevation, power and light.

Driveway

Running from the road and across the property to the garage with space for approx. ten vehicles.



Local Authority **Wiltshire**
 Council Tax Band **F**
 EPC Rating **D**



KINGSTONS
 Melksham Office

11 High Street, Melksham,
 Wiltshire, SN12 6JR

Total area: approx. 202.6 sq. metres (2180.5 sq. feet)

Contact

01225709115
 sales@kingstons.biz
 www.kingstons.biz

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.