



Woodrow Road

ForestMelksham SN12 7RG

- Off Plan
- Edge of Town Location
- Backing onto Open Countryside
- Incredible Finish
- Main Bedroom with Dressing Room & En-suite
- Generous Garden

Asking Price £645,000 Freehold





Hall

- LED downlights
- Oak style door to WC
- Oak style door to cupboard
- Oak style door to Kitchen area
- White timber staircase with Oak style capping rail
- Interlinked smoke alarm
- White Quartz window sill
- Underfloor heating
- Double socket outlet
- Double oak style doors to lounge
- Integrated coconut floor matting

Cloakroom

- LED downlights
- WC, soft-close seat and concealed cistern
- Wall mounted basin with single mixer tap in chrome
- Tile behind basin
- White Quartz window sill
- Auto-close in-wall extractor

Living Room

- White Quartz window sill
- Underfloor heating
- Two pendant lights
- Wall height TV multimedia outlets
- Bluetooth 2 speaker audio system
- USB outlets

Kitchen/Dining/Family Room

- LED downlights with pendants to vaulted areas
- Vaulted ceiling to rear
- Triple rooflights
- Wall height TV Multimedia outlets
- 1230mm deep Quartz worktop with waterfall leg and breakfast bar seating space
- 2 X USB double Socket outlets to peninsula wall
- Bluetooth 2 speaker audio system
- Integrated induction hob
- Integrated undermount sink with single mixer tap
- Full height units to rear of kitchen with Integrated Fridge / Freezer / Double oven
- Larder cupboard to rear of kitchen with power for microwave
- Underfloor heating
- Integrated dishwasher
- Ceiling mounted hob extractor with lighting
- Interlinked heat detector
- Wall height TV multimedia outlets
- Bluetooth 4 speaker audio system
- Boiling water tap
- Units under peninsula

Utility

- Pendant light
- Laminate worktop and upstands
- Double socket above worktop
- overmount sink with single mixer tap
- Washing machine space
- Tumble dryer space
- Underfloor heating
- Auto-close in-wall extractor
- External side entrance door

Landing

- Oak style door Bed 1,2,3,4 and Bathroom
- White timber staircase with Oak style capping rail
- Vaulted area to staircase
- Interlinked smoke alarm
- White Quartz window sill
- Underfloor heating
- Oak style doors to cupboard space with integrated shelving
- Pendant lighting

Main Bedroom

- LED downlights
- 2 x USB sockets
- 3 x double sockets
- Rear window overlooking garden
- Underfloor heating
- White Quartz window sill
- Wall height TV multimedia outlets
- Bluetooth 2 speaker audio system

Dressing Room

- Integrated dressing area with pocket door to ensuite

En-suite

- LED downlights
- Vanity style unit under basin
- Full size wall hung basin with single mixer tap and waste in chrome, storage under
- WC, soft-close seat and concealed cistern
- Auto-close in-wall extractor
- Low profile shower tray with screen and shower in chrome
- Tiling to shower area and above basin *
- LED Heated Mirror above basin
- Feature towel radiator in chrome
- Underfloor heating

Bedroom Two

- Pendant lighting
- 2 x usb sockets
- 2 x double sockets
- Rear window overlooking garden
- Underfloor heating
- White Quartz window sill
- Built in wardrobe with oak doors

Bedroom Three

- Pendant lighting
- 2 x usb sockets
- 2 x double sockets
- Front window overlooking fields
- Underfloor heating
- White Quartz window sill
- Built in wardrobe

Bedroom Four

- Pendant lighting
- 1 x usb sockets
- 2 x double sockets
- Front window overlooking fields
- Underfloor heating
- White Quartz window sill

Bathroom

- LED downlights
- Vanity style unit under basin
- Full size basin with single mixer tap and waste in chrome
- WC, soft-close seat and concealed cistern
- White Quartz to vanity unit
- White Quartz window sill
- Auto-close in-wall extractor
- Bath with screen and shower in chrome
- Tiling to bath area
- LED Heated Mirror above basin
- Feature towel radiator in chrome
- Underfloor heating

Rear Garden

- Patio area to rear of Living / Diner, and to rear of garden
- Outdoor double socket
- Outdoor power to outbuildings
- Outdoor wall lights to either side of bifold
- Rear sleeper beds topped with bark
- Fully grown lawn
- Shingle path to side of property
- Outside tap
- Water Butt to side of property
- Outreaching countryside views
- Fully planted
- Outdoor lighting along fence line
- Outdoor uplight lighting to hedge line/rear beds
- External audio system

Front Garden

- Brick wall to front
- Planted garden area
- Tarmac entrance with shingle offroad parking
- Car charger
- Downlights to house soffits
- Perimeter lighting
- Uplighters to planter area

Driveway

- Space for Three vehicles.

Notes

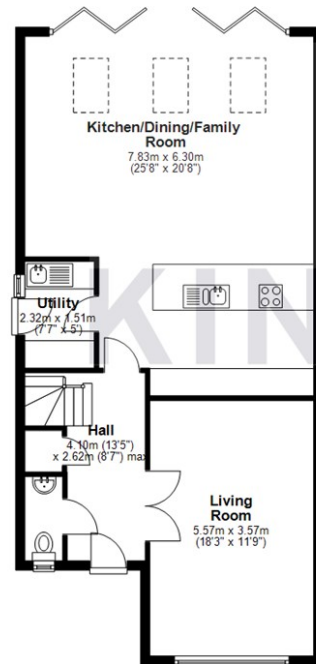
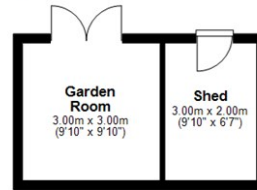
- Air source heat pump
- Wet underfloor heating throughout ground & first floor
- Solar panels to roof
- White modern skirting & architrave throughout
- Flooring

Some items are upgrades or have options available.

Local Authority **Wiltshire**
Council Tax Band **New Build**
EPC Rating **TBC**

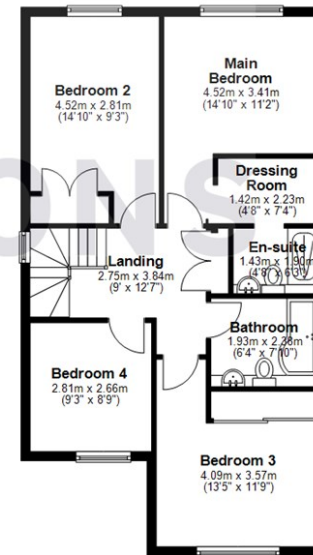
Ground Floor

Approx. 94.6 sq. metres (1018.7 sq. feet)



First Floor

Approx. 67.4 sq. metres (725.2 sq. feet)



Total area: approx. 162.0 sq. metres (1743.9 sq. feet)


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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.