



**KINGSTONS**

## **Snarlton Lane** Melksham SN12 7QW

- No Chain
- Four Bedrooms
- Semi-Detached
- Downstairs Toilet
- Popular Street
- Character
- Ample Parking
- En-Suite

**£485,000 Freehold**







### **Hall**

5'4" x 8'9"

Door from Rear Garden, storage cupboard, radiator, opening to Dining Room, doors to Kitchen and WC.

### **Kitchen**

9'1" x 12'11"

Fitted with a matching range of base and eye level units, ceramic sink unit with drainer, built-in integrated fridge, freezer and dishwasher, space for washing machine, tumble dryer and cooker, windows to rear and side elevation and radiator.

### **Dining Room**

12'6" x 8'8"

Window to front elevation, radiator, open to Living Room and door to Study/Snug.



### **Living Room**

13'2" x 17'10"

Two windows to front elevation, patio doors and windows to rear elevation and two radiators.



**Study/Snug**

13'2" x 11'5"

Window to front elevation, radiator and stairs to First Floor.

**WC**

Window to side elevation, fitted with two piece suite wash hand basin and WC with radiator.

**Landing**

Window to rear elevation, radiator, opening to Hall and doors to Bedroom One, Two and Four.

**Bedroom One**

8'11" x 20'4"

Two windows to front elevation, fitted wardrobes and door to En-suite.

**En-suite**

4'6" x 6'3"

Fitted with three piece suite comprising with shower enclosure, wash hand basin and WC with window to rear elevation.

**Bedroom Two**

13'1" x 10'8"

Window to front and rear elevations with radiator.

**Bedroom Four**

9'1" x 6'8"

Window to front elevation and radiator.

**Hall**

Window to side elevation, storage cupboard and doors to Bedroom Three and Bathroom.

**Bedroom Three**

8'11" x 13'0"

Window to rear and side elevations with radiator.

**Bathroom**

5'6" x 7'0"

Fitted with three piece suite comprising bath with shower attachment over and shower curtain, wash hand basin and WC, window to side elevation and heated towel rail.

**Outside**

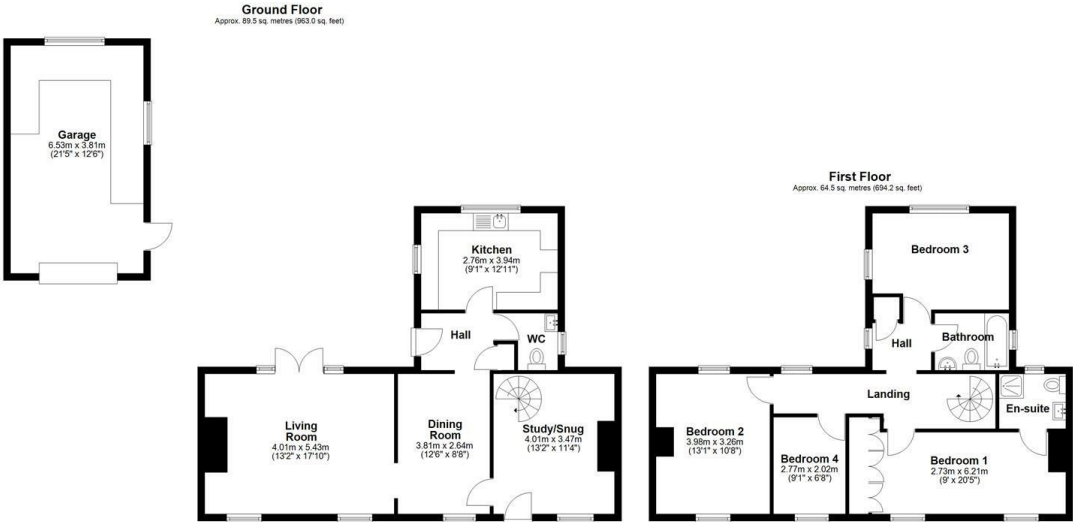
Large gated driveway, front Garden partly laid to lawn, rear Garden mostly lawn and beds with some sheltered patio and decking.

**Garage**

Up and over garage door and side door in, windows to side and rear elevation, fitted with power and light.



Local Authority **Wiltshire**  
Council Tax Band **B**  
EPC Rating



Total area: approx. 154.0 sq. metres (1657.3 sq. feet)



  
**KINGSTONS**  
Melksham Office

11 High Street, Melksham,  
Wiltshire, SN12 6JR

**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.