



## Spa Road Melksham SN12 7NY

- Four Bedroom Detached
- Three Reception Rooms
  - Ample Parking
  - Very Private
- Beautiful Period Home
  - Two Bathrooms
- Close to Town Centre

**Asking Price £625,000 Freehold**







### **Entrance Hall**

External door and windows to fronts to front elevation, radiator, stairs to first floor and doors to Living Room, Dining Room, Kitchen/Diner, Study and Rear Lobby.

### **Living Room**

13'1" x 15'1"

Bay window to front elevation, open fireplace and two radiator.

### **Dining Room**

13'1" x 15'3"

Box window to front elevation, window to side elevation and two radiators.

### **Kitchen/Breakfast Room**

17'9" x 12'7"

Fitted with a range of base level units with worktop space over, Belfast sink, space for American fridge/freezer and Range Cooker, two built in Dishwashers and two windows to side elevation.



### **Study**

8'9" x 10'9"

Two windows to rear elevation, radiator and door to Shower Room.

### **Shower Room**

Fitted with three piece suite comprising shower enclosure, wash hand basin and WC, window to side elevation, radiator and fitted with sauna.

### **Rear Lobby**

Window to side elevation, storage cupboards and external door to rear.

### **Landing**

Two windows to front elevation, radiator and doors to Bedrooms and Bathroom.

### **Bedroom One**

13'1" x 15'1"

Bay window to front elevation and radiator.

### **Bedroom Two**

13'1" x 15'3"

Box window to front elevation and two radiators.

### **Bedroom Three**

10'1" x 12'7"

Windows to rear and side elevation and radiator.

### **Bedroom Four**

7'4" x 8'10"

Window to side elevation and radiator.

### **Bathroom**

Fitted with three piece suite comprising bath with shower over and glass screen, wash hand basin and WC, two windows to rear and window to side elevations.

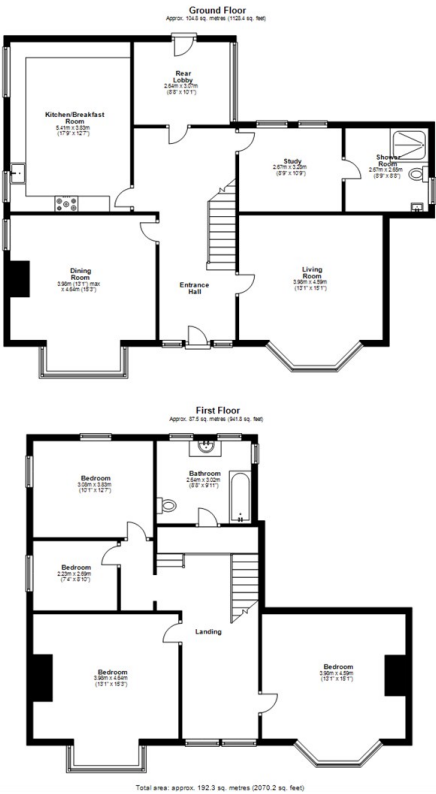
### **Outside**

Generous parking area for ample vehicles, shed, enclosed garden wrapping around front and side of property split into more formal section and family space.





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



  
**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.