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Godwins Close, Melksham SN12 8LD

£460,000

Welcome to Godwins Close, Atworth a charming four bedroom detached home which is well presented offering the perfect blend of space, comfort and practicality - ideal for families looking to settle in a peaceful yet well-connected location which is being sold with no chain! Built approximately 25 years ago, this attractive home boasts generous living accommodation, including a bright and welcoming dining room, fully equipped kitchen and the added convenience of a separate utility room. Upstairs, the property offers four well-proportioned bedrooms, with the master bedroom enjoying the benefit of a modern ensuite shower room. The family bathroom serves the remaining bedrooms, making this a home that's ready to meet the needs of growing families or visiting guests. Externally, the home features a single garage, ideal for secure parking or additional storage, along with a private driveway. The enclosed garden offers a safe and sunny space for children, pets, or simply relaxing outdoors. Located within easy reach of local amenities and excellent transport links to Bath, Melksham, and beyond! Call sole selling agent, Atwell Martin to arrange your viewing.



Location

Atworth is a highly desirable village with a thriving community feel in west Wiltshire. Situated on the A365 road between Melksham and Box, about 2.5 miles (4 km) northwest of Melksham and 4 miles (6 km) northeast of Bradford on Avon. The hamlet of Purpitt lies to the east of Atworth village. The larger centres of Bath and Chippenham are located 25 minutes away where trains run regularly to London Paddington. The M4 motorway is also easily accessible via Chippenham junction 17.

Accommodation

Ground floor comprising of...entrance hallway with wc and staircase to first floor. Doors to living room and kitchen. Living room to the left overlooks the front lawned garden and road via the bay window with feature fireplace and French doors into the dining room which is situated at the rear of the property. A good sized room with plenty of space for a dining table and accompanying side tables as well as a further set of French doors providing access into the rear garden. A modern kitchen of natural tone is located adjacent to the dining room, providing a variety of wall and base units, with integrated single oven, stainless steel

sink, gas hob and extractor. Space for a freestanding fridge freezer. The utility room holds room for further appliances such as the tumble dryer and washing machine as well as housing the boiler, additional stainless steel sink and providing further access to the rear garden.

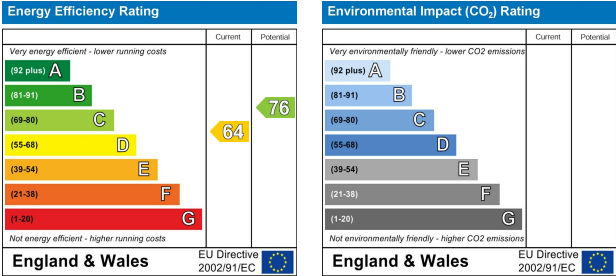
The first floor is home to four good sized bedrooms, three overlook the front of the property with the main bedroom located at the rear. The main bedroom benefits from built in wardrobes, an abundance of space and an ensuite shower room. Furthermore the family bathroom has been modernised in recent times as a walk in shower room.

Externally

There is a small front garden, mainly laid to lawn with patio to front door. Tarmac driveway providing parking for approx 1-2 vehicles depending on size.

Fully enclosed rear garden, mainly laid to lawn with patio area to enjoy the warmer days.

Integrated single garage with power, lighting and electric roller door.



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

