



Connells

Scholars Way
MELKSHAM



Property Description

Connells are pleased to offer for sale this superb DETACHED FAMILY HOME situated in a convenient position for all local amenities including Melksham Railway station, local shops and restaurants and adjacent to a bus stop providing access to Bath and Devizes. The property is situated on the Corsham side of town where there is a good primary and secondary school.

The property itself is immaculately presented throughout and offers Entrance Hall, Lounge with feature fireplace, a large Kitchen / Diner with breakfast bar and patio doors, separate Utility Room and Cloakroom to the Ground Floor. To the First Floor there are Four good size bedrooms with Ensuite to the Master plus a Family Bathroom. Externally there is driveway parking to the front leading to the Integral Garage. The rear garden is fully enclosed and provides a great entertaining area with decking and pergola. An internal inspection is recommended to fully appreciate this beautiful family home.

Ground Floor

Entrance Hall

Entrance door to front. Stairs rising to First floor landing. Door through to Lounge.

Lounge

15' 9" x 11' (4.80m x 3.35m)

Double glazed window to front. Feature fireplace. Wooden flooring. Radiator. TV point. Double doors opening through to the Kitchen/Dining Room.

Kitchen/Dining Room

18' x 10' 2" (5.49m x 3.10m)

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated electric oven and gas hob with cooker hood over. Space for fridge and freezer. Built in storage cupboard. Breakfast bar. Wooden flooring. Double glazed window to rear. Double glazed patio doors to rear. Door to Utility Room.

Utility Room

Space and plumbing for washing machine. Door through to Cloakroom.

Cloakroom

Suite comprising low level WC and pedestal wash hand basin. Double glazed window to rear.

First Floor

Landing

Stairs rising from Ground Floor. Door to airing cupboard.

Bedroom One

11' x 13' 1" max (3.35m x 3.99m max)

Double glazed window to front. Radiator. Built in cupboard. Door to Ensuite.

Ensuite

Suite comprising low level WC, pedestal wash hand basin and corner shower unit. Radiator. Double glazed window to side.

Bedroom Two

12' 3" x 9' 2" (3.73m x 2.79m)

Double glazed window to front. Radiator.

Bedroom Three

9' 6" x 9' 2" (2.90m x 2.79m)

Double glazed window to rear. Radiator.

Bedroom Four

9' 6" x 7' 2" (2.90m x 2.18m)

Double glazed window to rear. Radiator.

Bathroom

Suite comprising low level WC, vanity wash hand basin and bath with shower over. Part tiled walls. Double glazed window to rear.

Outside

Front

Pathway leading to front door. Lawn area. Driveway leading to:

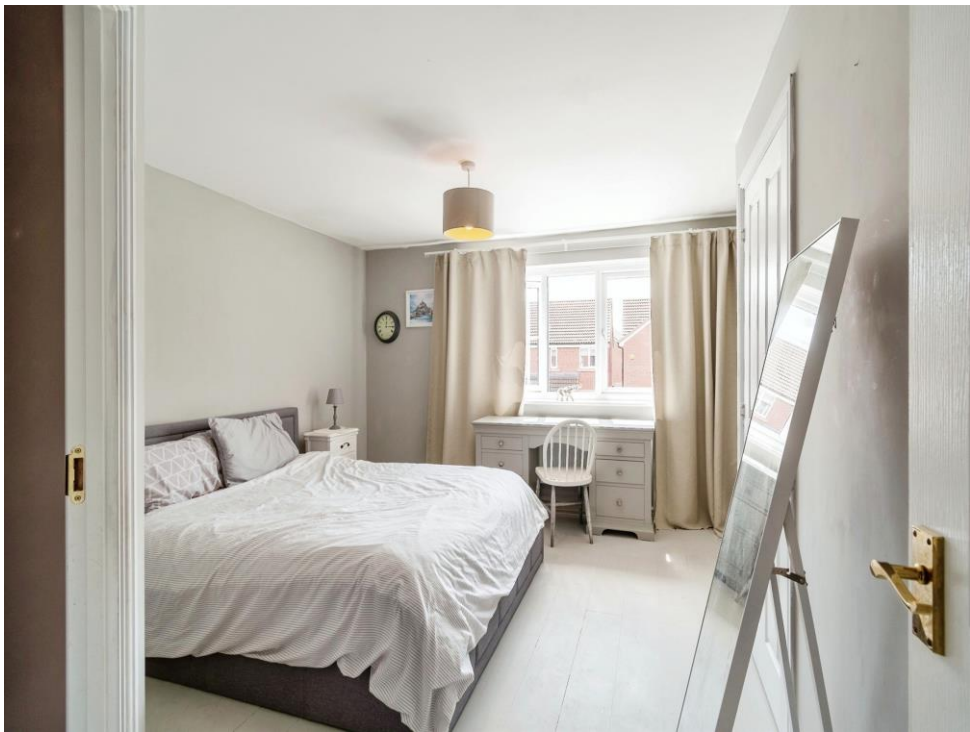
Integral Garage

With up and over door. Power and light.

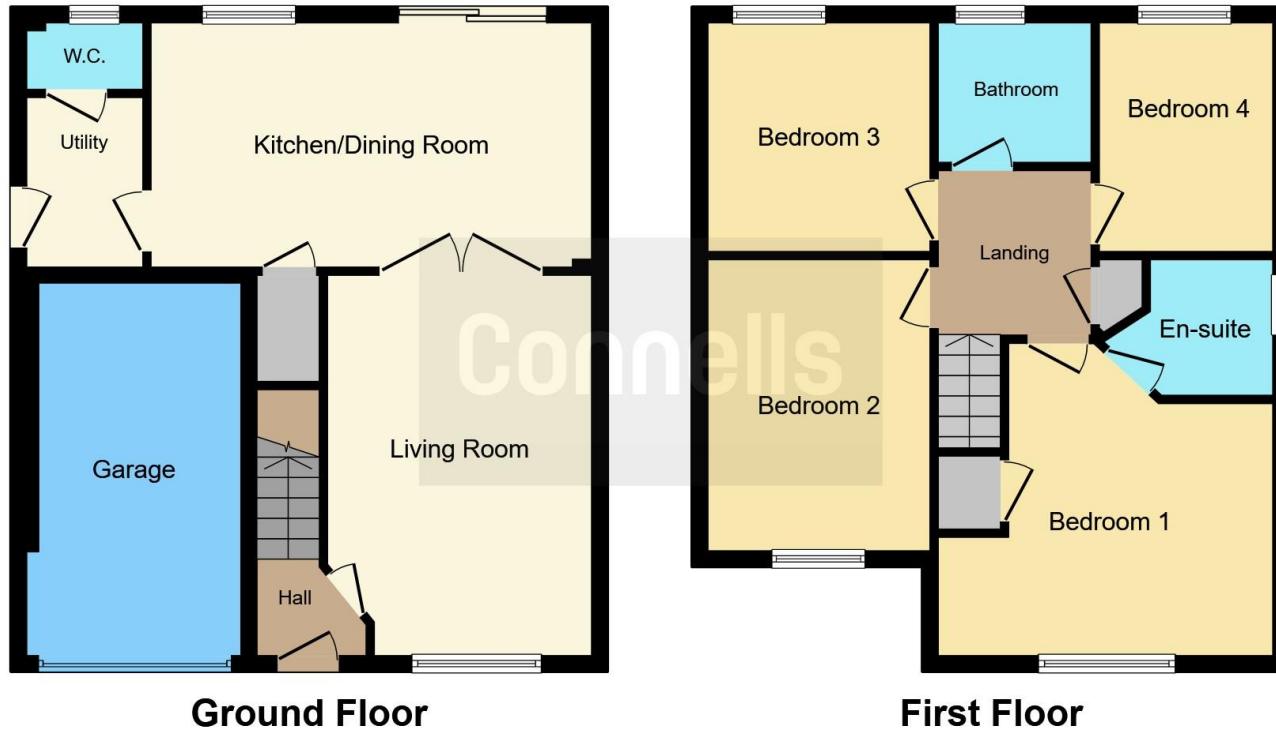
Rear Garden

Fully enclosed. Lovely entertaining space provided by a large decking area with pergola. Remainder laid to lawn with mature shrub borders.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01249 652 476
E chippenham@connells.co.uk

59 Market Place
 CHIPPENHAM SN15 3HL

EPC Rating: B

view this property online connells.co.uk/Property/CHM305904

Tenure: Freehold



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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