



Connells

Telford Drive
Melksham



Property Description

This well presented Detached Family Home is conveniently situated for all local amenities and within easy access of the Town Centre where you will range of range of shops and retail outlets.

The property comprises Entrance Hall, Lounge, Kitchen/Diner and Cloakroom to the Ground Floor whilst to the First Floor there are Three Bedrooms with Ensuite to the Master plus a Family Bathroom. Outside there are front and rear gardens and driveway parking plus garage. Viewing recommended to fully appreciate this lovely home.

Entrance

Door to front aspect. Stairs rising to first floor landing. Doors to Cloakroom, Lounge & Kitchen / Diner.

Cloakroom

Suite comprising wash hand basin & low level wc. Radiator.

Lounge

14' 1" max x 13' 8" max into bay window (4.29m max x 4.17m max into bay window)
Bay window to front aspect with fitted plantation style shutters. Double radiator.

Kitchen / Diner

18' 6" max x 11' 6" max (5.64m max x 3.51m max)

Dual aspect room with french doors and window to rear, overlooking and leading to garden. Comprising wall and base units with work surfaces. Inset sink and drainer unit. Built in eye level oven and inset induction hob with extractor over. Integrated dishwasher. Integrated fridge freezer. Understairs storage / larder cupboard. Cupboard housing gas fired boiler serving heating and hot water system.

First Floor Landing

With stairs rising from Entrance Hall. Loft hatch. Radiator. Doors to Bedrooms & Bathroom.

Bedroom One

12' 8" max x 11' 2" max (3.86m max x 3.40m max)
Window to front aspect. Radiator. Access to En Suite.

En Suite

Obscured window to the front. Suite comprising shower cubicle, wash hand basin and low level wc. Radiator. Extractor fan. Spotlights.

Bedroom Two

10' 1" max x 8' 6" max (3.07m max x 2.59m max)
Window to rear aspect, overlooking garden. Radiator.

Bedroom Three

10' 10" max x 8' 1" max (3.30m max x 2.46m max)
Window to rear aspect, overlooking garden. Radiator.

Bathroom

Obscured window to side aspect. Suite comprising bath with shower over, wash hand basin & low level wc. Heated towel rail.

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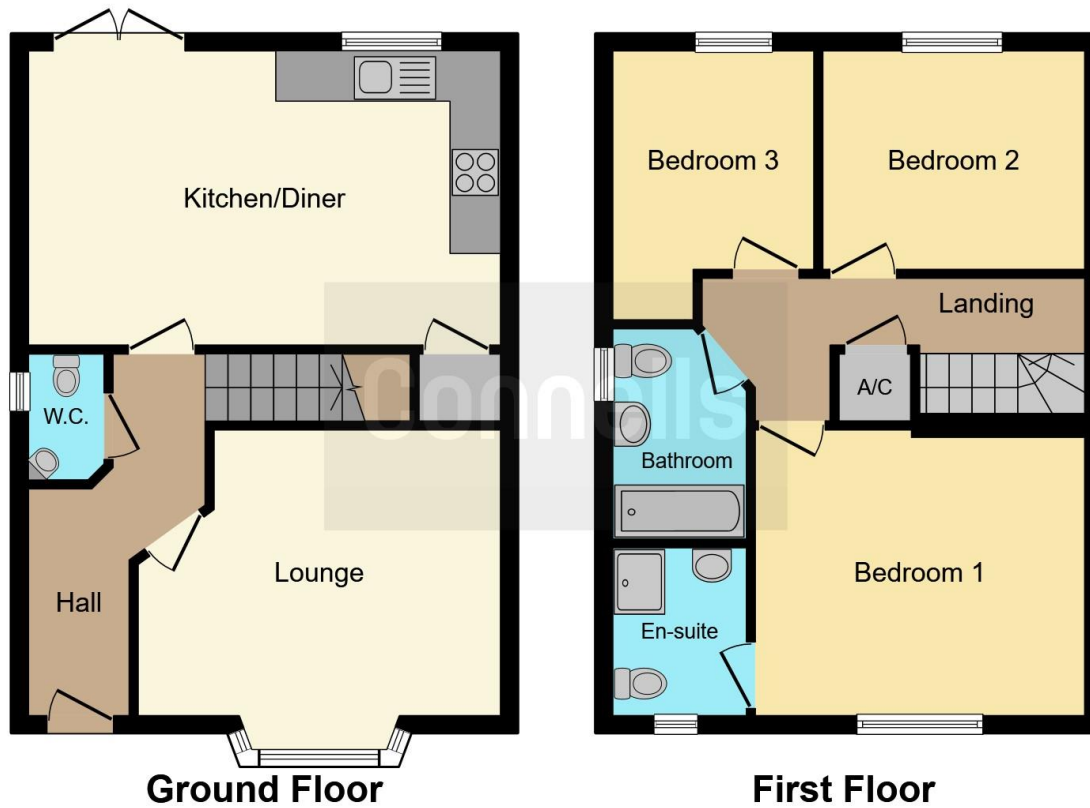
Garage & Driveway

Garage and driveway to the side of the property. Gated access to rear garden.

Rear Garden

Enclosed and mainly laid to lawn. Gated access to driveway. Outdoor power pints.. Outside cold water tap.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

view this property online connells.co.uk/Property/TWB306535

Tenure: Freehold



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