



**Cicely Grove, Melksham SN12 6ZS**

**welcome to**

## **Cicely Grove, Melksham**

Allen&Harris are delighted to present this superb Four Bedroom Detached Family Home for sale.

Pleasantly situated in the highly desirable Hunters Wood Estate, benefiting from a garage, driveway parking and a pretty front and rear garden.

This superb property is ideal for growing families and still under the NHBC warranty.

Entering the property, you are greeted with a bright hallway from where you are led into the spacious living room, a perfect space to relax.

The well-appointed kitchen/diner is to be found at the rear of the property with patio doors opening into the garden.

A useful utility room leads from the kitchen.

Additionally on the ground floor there is a cloakroom.

To the first floor you will find the master bedroom, with en-suite, two further double bedrooms, a single bedroom, and a family bathroom.

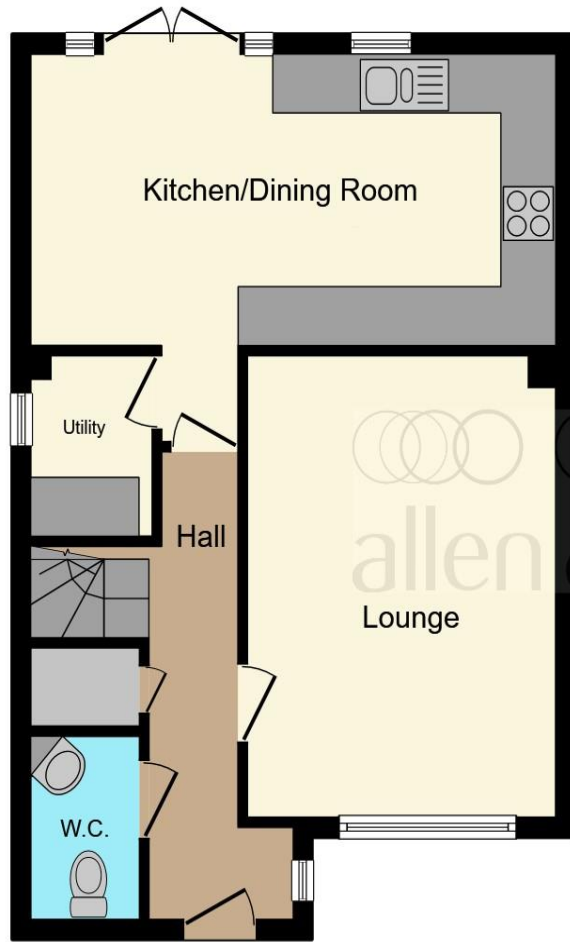
Externally to the front there is a lawned area with a pathway leading to the front door.

To the rear there is a sunny garden with a patio area and lawn.

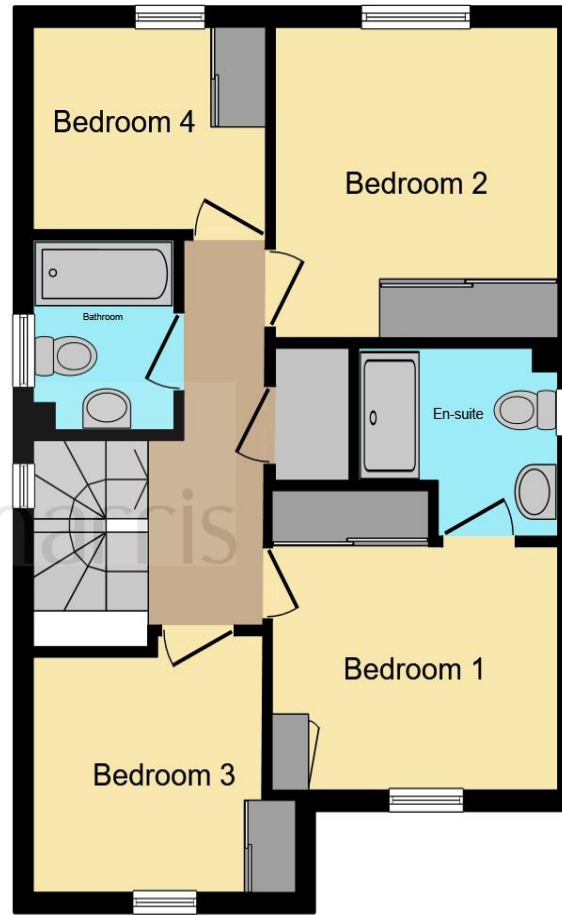
The garage and driveway are situated to the side of the property.

This family home is well located for local schools, parks, and amenities with good transport links to Melksham, Corsham, Chippenham and Bath.





**Ground Floor**



**First Floor**

**Living Room**  
15' 4" x 10' 11" (4.67m x 3.33m)

**Kitchen/Diner**  
19' 2" x 13' 7" (5.84m x 4.14m)

**Utility Room**

**Cloakroom**

**First Floor Landing**

**Master Bedroom**  
10' x 10' 11" (3.05m x 3.33m)

**En-Suite**

**Bedroom Two**  
10' 2" x 10' (3.10m x 3.05m)

**Bedroom Three**  
10' 3" x 9' (3.12m x 2.74m)

**Bedroom Four**  
8' 11" x 6' 6" (2.72m x 1.98m)

**Family Bathroom**

**Front Garden**

**Rear Garden**

**Garage**

**Agents Note**

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](http://www.focalagent.com)

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## Cicely Grove, Melksham

- Four Bedroom Detached Family Home.
- Front and Rear Gardens
- Driveway Parking and Garage
- Close to local schools, parks and amenities
- Good Transport Links to Chippenham and Bath

Tenure: Freehold EPC Rating: B

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
COS106667 - 0003

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