



Wrights
01225 755553

Chalfield Crescent, Melksham, Wiltshire, SN12 7BU

£360,000

This exceptionally spacious four bedroom semi detached property is tucked away on a quiet cul-de-sac on the outskirts of Melksham. The ground floor offers excellent living space, comprising a generous lounge, separate dining room, kitchen, garden room, utility room, study and a convenient downstairs W.C. Upstairs you will find four generous bedroom (two with built in wardrobes), a family bathroom and separate shower room. Features include gas central heating, PVCu double glazing, an enclosed rear garden, driveway parking and garage (for storage).

Situation

The property is situated within in a cul-de-sac on the outskirts of Melksham. Melksham town centre is within easy reach, offering good shopping and leisure facilities including various shops and supermarkets, a fitness centre/swimming pool, library, cafes, restaurants and banks. Melksham also has a train station on the GWR line and is just 12 miles from J17 of the M4.

Neighbouring towns include Devizes, Corsham, Calne, Trowbridge, Bradford-on-Avon and Chippenham. The World Heritage City of Bath is also just 14 miles away, famed for its shopping, period buildings and many places of cultural interest.



Spacious four bedroom semi detached property
Three reception rooms
Downstairs W.C
Four generous bedrooms
Family bathroom and shower room

Gas central heating
PVCu double glazing
Enclosed rear garden
Garage (for storage)
Driveway parking for at least two vehicles



The property comprises

Ground Floor

Entrance Hall

With radiator and stairs to the first floor.

Lounge

11' 9" x 12' 10" (3.58m x 3.91m)

With wood laminate flooring, radiator, open fireplace and PVCu double glazed window to the front.

Kitchen

10' 6" x 8' 9" (3.20m x 2.67m)

With wood laminate flooring, a range of eye level and base units, worktops with tiled splash backs, integrated electric double oven, five ring gas hob with extractor hood over, one and a half bowl sink/drainer unit, space for American style fridge/freezer and washing machine/dishwasher and PVCu double glazed window to the front

Dining Room

10' 5" x 10' 3" (3.18m x 3.13m)

With wood laminate flooring and radiator. Opens into Garden Room.

Garden Room

13' 5" x 6' 4" (4.10m x 1.93m)

With tiled flooring, radiator, PVCu double glazed window to the rear, Velux window and PVCu French doors opening onto the rear garden.

Utility room

7' 10" x 6' 9" (2.39m x 2.05m)

With tiled flooring, base unit with worktop over, sink/drainer unit, space for washing machine and tumble drier, wall mounted gas boiler and PVCu double glazed window to the rear.

Cloakroom

With tiled flooring, white suite comprising close coupled W.C and hand basin and obscured PVCu double glazed window to the side.

Study

8' 0" x 8' 1" (2.44m x 2.47m)

With wood laminate flooring, radiator and PVCu double glazed window to the front.

First Floor

Landing

With radiator, loft hatch and PVCu double glazed window to the front.

Bedroom 1

12' 2" x 11' 5" (3.71m x 3.49m)

With radiator, built in wardrobes and PVCu double glazed window to the rear.

Bedroom 2 **11' 2" x 10' 5" (3.41m x 3.18m)**

With radiator, built in wardrobes and PVCu double glazed window to the rear.

Bedroom 3

7' 9" x 9' 10" (2.37m x 3.00m)

With radiator and PVCu double glazed window to the rear.

Bedroom 4

6' 9" x 7' 11" (2.07m x 2.42m)

With radiator and PVCu double glazed window to the front.

Bathroom

With wood laminate flooring, white suite comprising bath with mains shower over, pedestal hand basin and close coupled W.C, heated towel rail, airing cupboard housing hot water cylinder, fully tiled walls and obscured radiator and PVCu double glazed window to the front.

Shower Room

With suite comprising large shower enclosure with mains shower, W.C and hand basin with vanity unit, heated towel rail, fully tiled walls and obscured PVCu double glazed window to the front.

Externally**To the front**

A gravelled driveway provides off road parking for at least two vehicles, together with an additional space across the road. A gate provides side access to the rear garden.

Garage 8' 6" x 7' 11" (2.60m x 2.41m)

For storage, with double doors to the front.

To the rear

A good sized, family friendly rear garden featuring both paved and lawned areas. The garden offers a covered patio ideal for outdoor seating and entertaining, as well as a timber shed to the rear offering useful storage space. The garden is fully fenced for privacy and includes side access along the pathway beside the house.

Tenure

The property is sold as Freehold.

Council tax

The property is currently in council tax band C.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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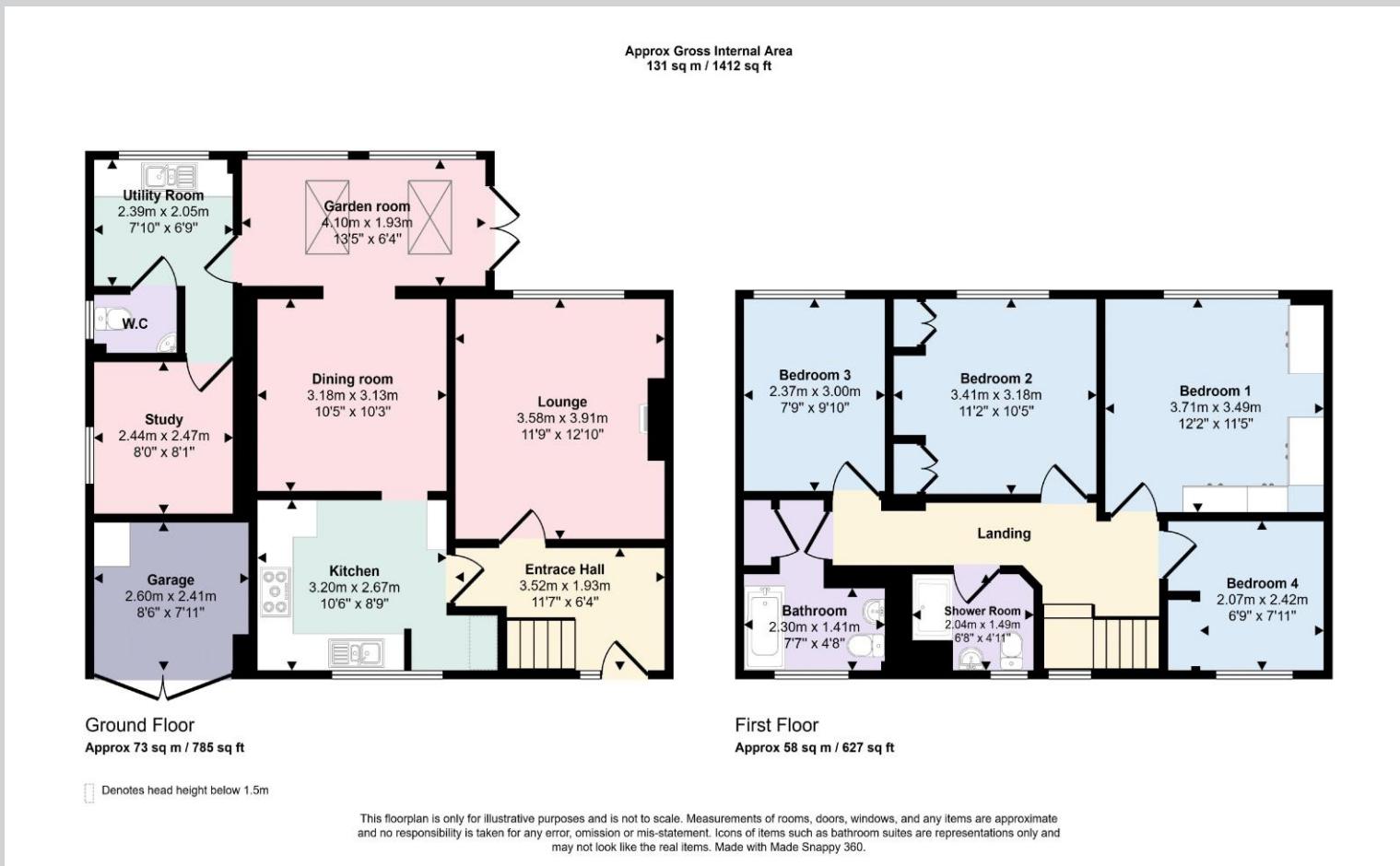
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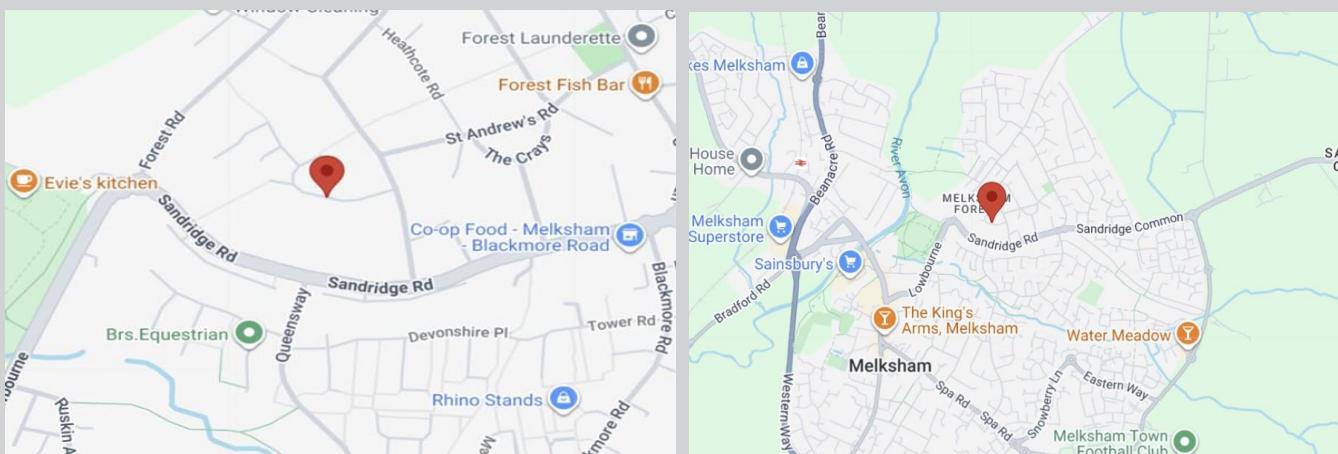


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intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only

The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included

Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations:

Disclaimer

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