



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/drainage 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/drainage 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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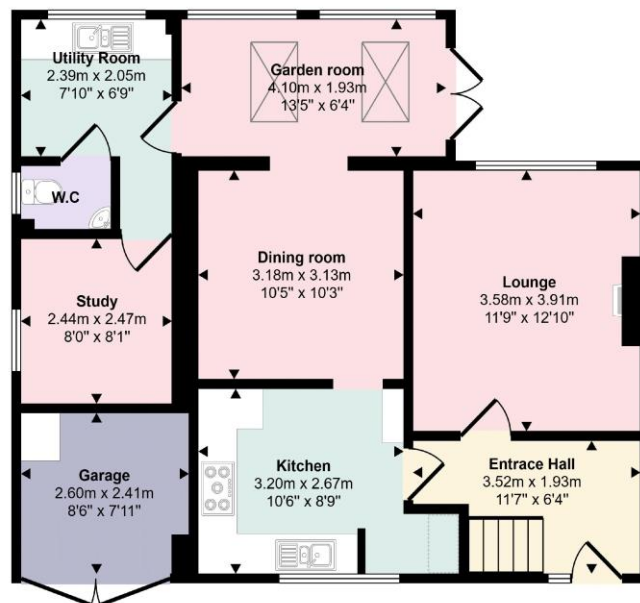


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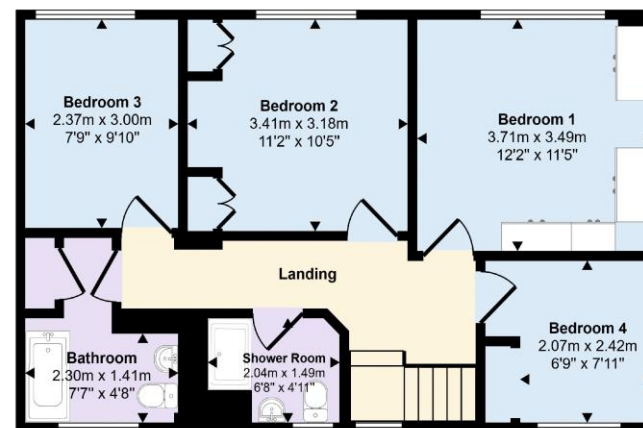
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Approx Gross Internal Area
131 sq m / 1412 sq ft



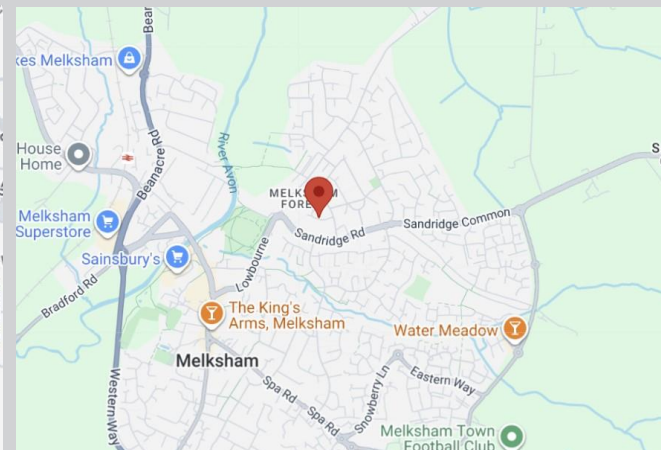
Ground Floor
Approx 73 sq m / 785 sq ft

Denotes head height below 1.5m



First Floor
Approx 58 sq m / 627 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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Disclaimer

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