



📍 62 Roundpond, Shurnhold, Melksham, Wiltshire, SN12 8EB

🏠 Price Guide £515,000

Immaculately presented throughout, this bespoke 4 bedroom detached family home has been extended and improved and is an excellent family home in a quiet no through road of just 4 detached properties.

- 4 Bedroom Detached Family Home
- 2 Reception Rooms
- Large Family Room
- Well Equipped Open Plan Kitchen Breakfast Room
- Located In A Quiet No Through Road
- Garage And Parking for Several Cars
- Gas Central Heating
- Double Glazed Throughout
- Immaculately Presented Throughout

🏠 Freehold

🏠 EPC Rating D



Immaculately presented throughout, this bespoke 4 bedroom detached family home has been extended and improved and is an excellent family home in a quiet no through road of just 4 detached properties. To the ground floor there is a through entrance hallway with gloss tiled flooring extending to most of the ground floor, stairs to the first floor landing with an under stairs cloakroom and fitted white suit and doors to the living room and kitchen. The living room is carpeted and has a window to the front, feature fireplace and double doors to the kitchen breakfast room which is open plan to the family room. The kitchen, running the width of the property is beautifully presented with plenty of wall and base units and granite work tops, a central island unit and built in appliances which include an electric oven and hob with extractor hood above and dishwasher as well as space for an American style fridge freezer. There is a door to the side garden, French doors to the garden and a door to the integral garage with plumbing for a washing machine and tumble dryer. Off the family room are bi folding doors to the garden and the addition of several sky lights enhances the natural light entering the kitchen area. The first floor has 3 double bedrooms, a large single whilst an immaculate bathroom and separate shower room complete the upstairs. The property is double glazed throughout and warmed by a mains gas fired central heating system. Externally the picturesque frontage looks onto a large hedgerow with a small Brook behind and is open plan with lawn and a graveled drive allowing up to five cars to be parked and which continues to the public road. The southerly facing rear garden is private and enclosed by fencing and laid to lawn and patio. The lawn area extends to the side with a path from the patio and has a wall and a gated access to the front.

Melksham

Melksham is a former market town which has variety of shopping, leisure facilities, primary and secondary schools and supermarkets. Situated only 12 miles south of the M4 motorway, Melksham has good bus routes, road and rail links to Chippenham and by train onto Bath, Bristol and London. The Georgian city of Bath, (c.11 miles) and the ever expanding town of Chippenham and Trowbridge (c.6 miles) offer a comprehensive range of facilities and access to the M4 Motorway via junctions 17 and 18 respectively. Melksham is an ever expanding town with facilities matching the number of property developments planned and under construction. Shurnhold is on the edge of the town and is within walking distance of the town and is approximately a 1/4 mile from the train station.

Property information

Council Tax Band: E

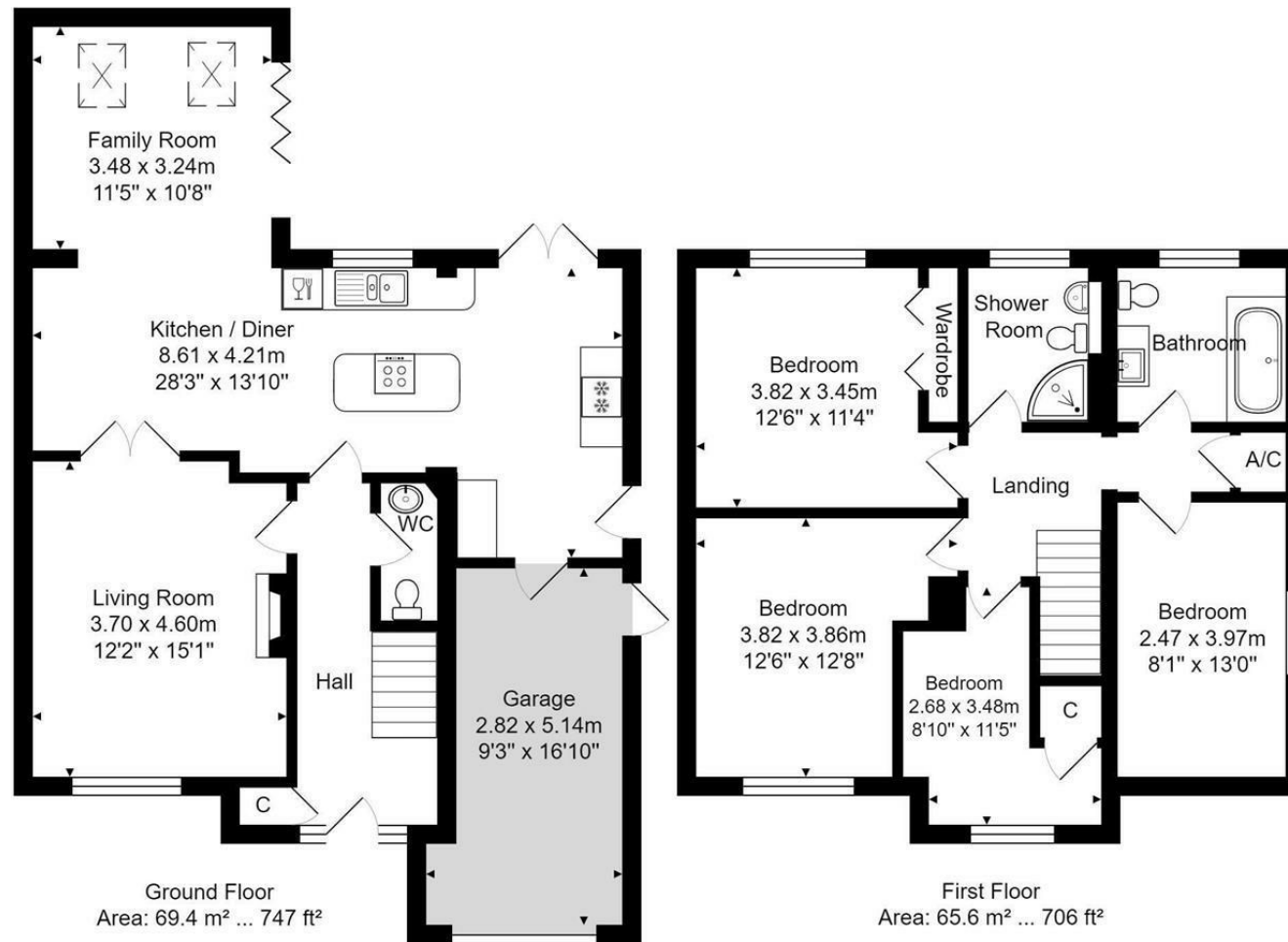
Double Glazed

Mains Services

EPC Rating: D

Cul De Sac





Total Area: 135.0 m² ... 1453 ft² (excluding garage)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

www.epcassessments.co.uk

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.