





📍 20b Shurnhold, Melksham, SN12 8DG

🏠 Guide Price £475,000

Located in a small development of just three detached bungalows we are delighted to bring to the market for sale this 3 bedroom detached bespoke bungalow that has been greatly improved and updated by the current owner to a very high standard

- Beautiful spacious 3 double bedroom detached bungalow non estate location
- Sharps Luxury fitted units to all bedrooms
- Greatly improved and updated to a very High finish
- Ripples Luxury family wet room with non slip porcelain tiles, plus an En-Suite shower room
- Howdens luxury fully fitted kitchen
- Large plot with 2 driveways ample parking & turning area
- Well maintained fully enclosed rear garden with plus size single garage
- Security lighting around property and security alarm on property
- Two principle reception rooms
- Early viewing Strongly advised due to the property being realistically priced

🏡 Freehold

🏠 EPC Rating





Located in a small development of only 3 detached bungalows. We are delighted to bring to the market for sale this stunning, large 3 double-bedroom detached bespoke bungalow, that has been greatly improved and updated by the current owner to a very high standard. With a pleasant frontage in particular, the bungalow is extremely light and spacious with a south-facing aspect to the front. The property is accessed to the side entering a large entrance hall with light oak glazed doors that lead into the light and spacious living room that has a dual aspect, plus a door leading into the good sized separate dining room. The refitted kitchen has a modern contemporary feel, with ample wall and base units plus several integrated appliances. Split level oven/grill and Gas hob with extractor fan and a UPVC door which leads to the garden patio and large well-maintained rear garden, summer house and greenhouse. The bungalow has 3 large double bedrooms with the Master bedroom having a refitted en-suite shower room. Along with this, a beautiful quality luxury wet room has been installed by Ripples of Bath which boasts non-slip porcelain tiles and wall-hung WC. At the bottom of the 2nd hallway is access to the large partially boarded, fully insulated loft with light and a ladder. A storage cupboard with plumbing for a washing machine plus the Valliant combi boiler and the bungalow security system. Outside there is a driveway to the side and front giving ample parking with easy turning for at least 4 cars, in addition, access to the large single garage that has plenty of room to store a car plus ample storage space which has power, light and an electric roller door. The gardens are a very good size and wrap fully around the bungalow allowing for private space to both the side and rear, along with a large lawn area to the front with well-stocked floral borders. The rear has a large lawn with a large raised well stocked floral border plus side pedestrian door to the garage.

#### **Situation**

Shurnhold is set on the Bath side of Melksham, and offers the best of both worlds. A short level walk to the train station (lines to Trowbridge and Swindon) , and less than a mile into the town center with its ever expanding variety of shops and cafes with Dr surgeries and dentists located close by. Bus routes to Bath, Chippenham and Devizes pick up a stones throw away and should you want some countryside walks, they are just across the road ! The villages of Shaw and Whiteley are again less than a mile away and offer a popular primary school, golf and cricket club, and the acclaimed popular Pear Tree Inn. Melksham is an historic former market town with a variety of shopping including a Waitrose, leisure and educational facilities, well served by good roads and is only 12 miles south of the M4 motorway. Trains run from Melksham Station to Swindon, Southampton, Frome and Cheltenham. Buses serve Bath, Chippenham, Devizes and Trowbridge. National Express Coaches run direct services to London. The Georgian city of Bath offers a wealth of cultural and recreational points interests and is only 13 miles to the west and Salisbury, 34 miles to the south. Communications in the area are excellent with train services to London Paddington from Chippenham, Pewsey and Westbury. The M3 /4 also gives easy access to the motorway network and to Heathrow and Gatwick airports.

#### **Property Information**

Gas Central Heating

E.P.C Rating: D

Mains Services

Council Tax Band: D





Main area: Approx. 106.8 sq. metres (1150.1 sq. feet)  
 Plus garages, approx. 18.6 sq. metres (200.1 sq. feet)

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.