



📍 29 Westlands Lane, Beanacre, Melksham, Wiltshire, SN12 7QE

🏠 Price Guide £500,000

Very well presented throughout this bespoke and sizeable 4 bedroom detached family home is sold with no onward chain.

- Detached Family Home
- 4 Double Bedrooms With En Suite Facilities
- Two Reception Rooms
- Very Well Presented Throughout
- Gas Central Heating
- Double Glazed Throughout
- Off Road Parking For 2 Cars
- No Onward Chain

🏡 Freehold

🏠 EPC Rating C



Very well presented throughout this bespoke and sizeable 4 bedroom detached family home is sold with no onward chain. Situated in an established position in Westlands Lane the ground floor accommodation comprises an entrance hallway with a cloakroom, utility, kitchen and living room off. The utility has a sink, wall and base storage units and space for a washing machine and tumble dryer and a further door giving access to the integral garage. The recently fitted kitchen is stylish and functional with shaker style wall and base units and granite work tops over and built in appliances which include a superb range cooker and dishwasher and laminate flooring throughout. The kitchen also has a breakfast bar and is open plan to the sun room which has bi fold doors to the garden, this room goes through to the main living room with two windows to the rear, feature fireplace and wood effect laminate flooring which continues from the sun room and a door leads back to the hallway. Off the hallway is a U shaped stairway leading to the landing with a window at the turn. The main bedroom, located to the rear has dual aspect windows to the side and rear and benefits an en suite shower room. The remaining three bedrooms are all double in size with the spacious family bathroom completing the upstairs accommodation. The property is double glazed throughout, is warmed by mains gas central heating and has private drainage. Externally the property has parking for two cars with right of access over next doors driveway. There is access to the side garden down both sides of the property, the path continuing at the rear with the main garden to the side. there is an attractive patio off the sun room which is laid mainly to lawn, private and enclosed by a mixture of fencing and laurel hedging. There are also a number of established bushes and shrubs both evergreen and perennial.

Situation

Westlands Lane enjoys a semi-rural situation between Whitley & Beanacre, just a few miles from the quaint National Trust village of Lacock, plus more comprehensive facilities in the towns of Corsham and Melksham. The sought after village of Whitley and its facilities are all within walking distance, including a local shop/post office, popular primary school, golf club, and The Pear Tree public house/restaurant. Ideally placed for access to the A4, the Georgian city of Bath is within 9 miles with its vast array of shopping, cultural and leisure amenities and high speed rail service to London, which is also available at nearby Chippenham. There is also fast road access to the M4 motorway via junction 17.

Property information

Council Tax Band: E

Double Glazed

Private Drainage

Mains Gas Fired Central Heating

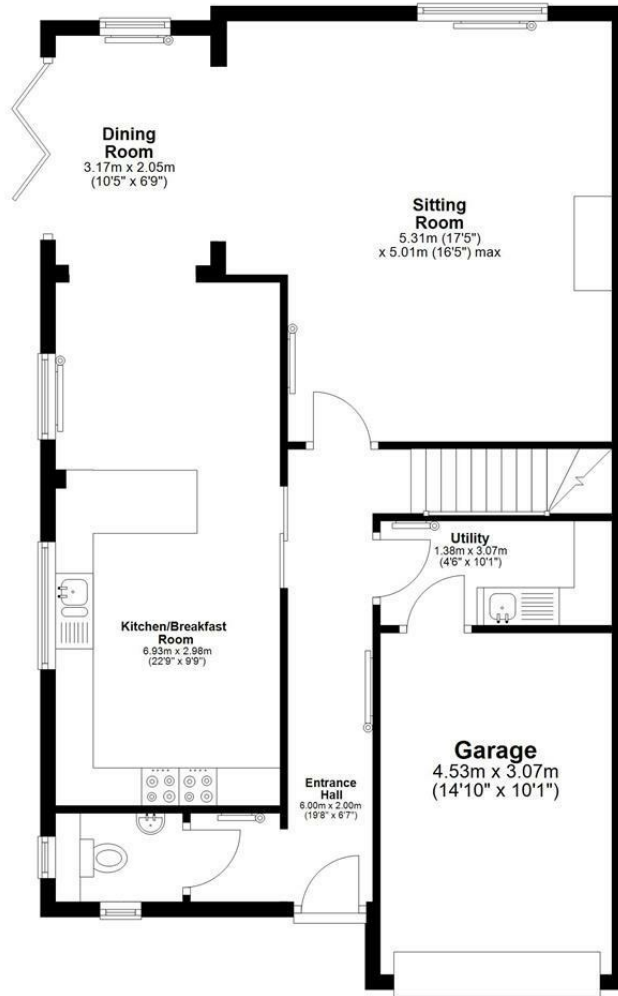
EPC Rating: C

No Onward Chain



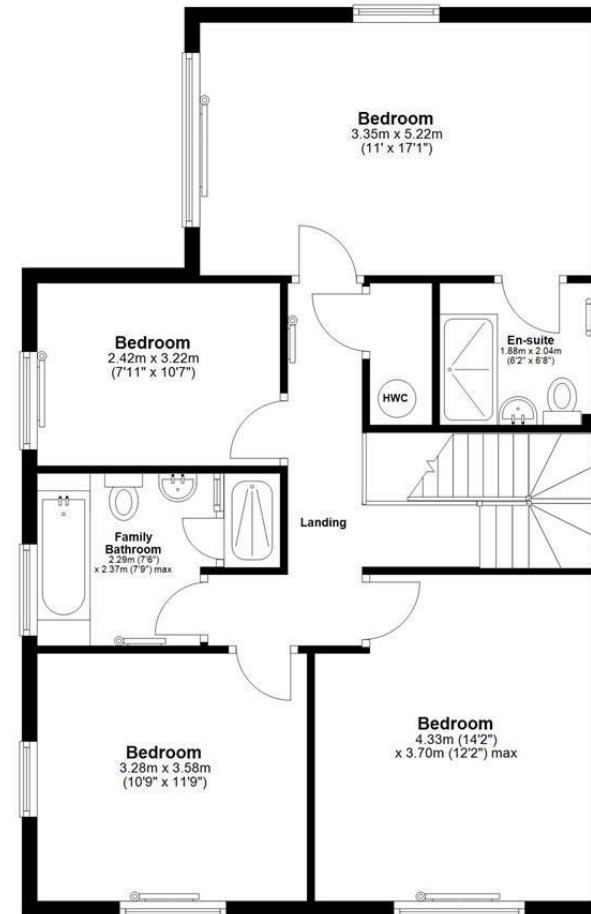
Ground Floor

Main area: approx. 72.6 sq. metres (781.6 sq. feet)
Plus garages, approx. 13.9 sq. metres (149.6 sq. feet)



First Floor

Approx. 78.4 sq. metres (843.9 sq. feet)



Main area: Approx. 151.0 sq. metres (1625.4 sq. feet)
Plus garages, approx. 13.9 sq. metres (149.6 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.