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LOCK & KEY
Estate Agents



289 Sandridge Common , Melksham, SN12 7QS

Lock and Key independent estate agents are pleased to offer impressive and spacious five bed detached chalet style bungalow approximately 3,000 sq ft in total, offering excellent, flexible and adaptable living proportions throughout situated in a semi rural position going out on the very edge of the eastern side of town backing onto fields and countryside (see agents note). Tastefully renovated by the current owners, who have created a warm and welcoming home that blends modern comfort, space, luxury with an eye for a homely feel. The ground floor comprises a welcoming and spacious entrance hall with a glass feature along the staircase, bedroom five, a useful utility room, a bathroom, a large family room, a cool living room with double sided fireplace, and a stunning open plan kitchen/breakfast room with fitted appliances and garden room that overlooks the rear garden and a covered area outside perfect for alfresco dining and entertaining. The first floor offers four bedrooms, dressing area, separate WC and an impressive family bathroom with a freestanding bath and a walk-in shower.

The property boasts a southerly facing rear garden that is mainly laid to lawn with mature shrubs. There is also a patio area and covered section. The store/workshop is at the rear of the garage and has power and lighting. It could be easily converted to a home office, a gym, a hobby room, or an annexe for relatives or guests subject to planning permissions being granted. The property also has a double garage with an electric door and a driveway that can accommodate several vehicles. We say a great opportunity to acquire a stunning property that offers space, flexibility, and potential, to have as your dream home.

£550,000

289 Sandridge Common

, Melksham, SN12 7QS



- Stunning, Spacious & Detached Individual Home
- Backing Onto Countryside (see agents note)
- Two Lovely Sized Bathrooms & Sep W/C, Dressing Room Areas
- Double Garage, Parking & Potential To Add More
- Approx 3,000 Sq Ft In Total
- Beautifully Laid Out & Flexible
- Stunning Kitchen & Garden Rooms
- Semi Rural On The Very Eastern Edge
- Five Bedrooms, Useful Utility Room
- Large Living Room & Large Family Room

Situation

Accommodation

Entrance Hall

18'2 x 14'4 (5.54m x 4.37m)

Bedroom Five

8'11 x 14'0 (2.72m x 4.27m)

Useful Utility

5'9 x 14'0 (1.75m x 4.27m)

Bathroom

Family Room

20'3 x 15'5 (6.17m x 4.70m)

Living Room

14'0 x 21'11 (4.27m x 6.68m)

Kitchen / Breakfast Room

15'8 x 15'1 (4.78m x 4.60m)

Garden Room

10'11 x 14'5 (3.33m x 4.39m)

First Floor Landing

Bedroom One

11'9 x 15'5 (3.58m x 4.70m)

Bedroom Two

16'6 x 14'1 max (5.03m x 4.29m max)

Bedroom Three

12'2 x 11'9 (3.71m x 3.58m)

Bedroom Four

10'1 x 6'9 (3.07m x 2.06m)

Family Bathroom

10'8 x 12'2 (3.25m x 3.71m)

Externally & Parking

Double Garge

17'3 x 16'1 (5.26m x 4.90m)

Store/Workshop

20'9 x 16'1 (6.32m x 4.90m)

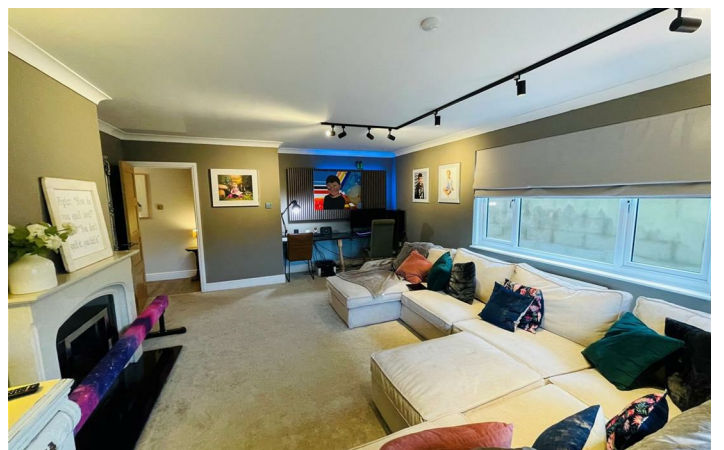
Rear Garden

Agents Note

Directions



Directions



Floor Plan



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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	