



1 Nightjar Close , Melksham, SN12 7GQ

Lock and Key independent estate agents are pleased to offer this stunning four bed detached property situated close to amenities to include the highly thought of Forest & Sandridge school on a favoured development going out on the eastern edge of the town. Positioned tucked away with a fabulous and pleasant open aspect to the front and no passing traffic. The accommodation is arranged over two floors and comprises an entrance hall, cloakroom, a sitting room with french doors opening onto the rear garden and a 22'ft kitchen/dining room on the ground floor. To the first floor there are four bedrooms, an en-suite and a family bathroom. Externally there is an enclosed low maintenance rear garden, driveway parking and a garage. The property further benefits from gas heating and double glazing. Viewing is strongly recommended.

£365,000

1 Nightjar Close

, Melksham, SN12 7GQ



- Attractive & Detached
- En-Suite & Family Bathroom
- Enclosed Rear Garden
- Gas Heating & Double Glazing
- Pleasantly Tucked Away
- Dual Aspect Sitting Room
- Lovely Aspect To The Front
- Four Bedrooms, Cloakroom
- 22' Ft Kitchen/Dining Room
- Garage & Parking

Situation

Accommodation

Entrance Hall

Cloakroom

Dual Apect Living Room

19'10" x 11'0" (6.05 x 3.35)

Kitchen / Dining Room

20'04" x 11'01" (6.20m x 3.38m)

First Floor Landing

Bedroom One

12'09" to frt w/robe x 11'06" max
(3.89 to frt w/robe x 3.51 max)

En-Suite

Bedroom Two

11'02" x 9'06" (3.40 x 2.90)

Bedroom Three

10'01" x 8'02" (3.07 x 2.49)

Bedroom Four

10'02" x 7'01" (3.10 x 2.16)

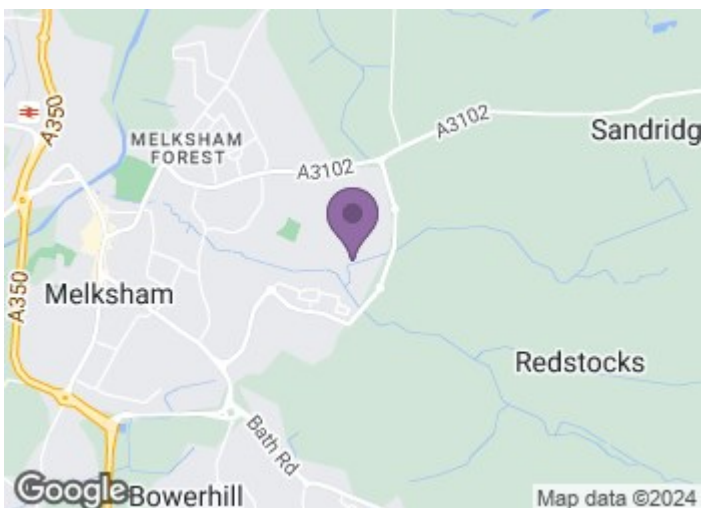
Family Bathroom

Externally

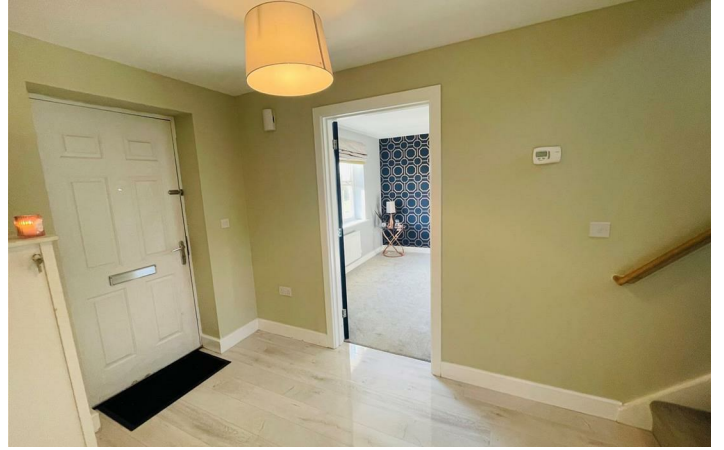
Garage & Parking

Rear Garden

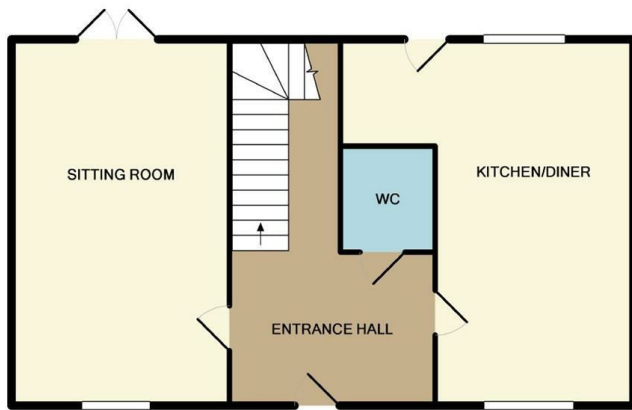
Directions



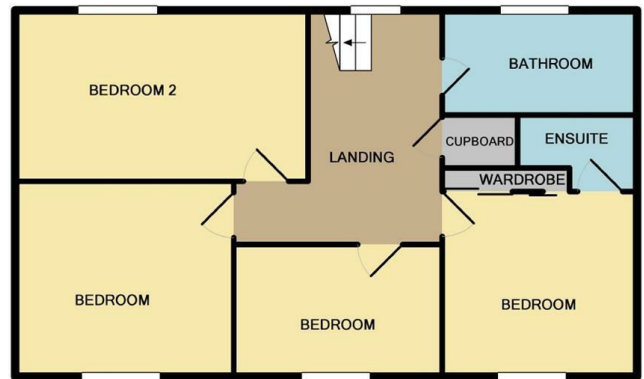
Directions



Floor Plan



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		92
(81-91) B	84	
(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	