



10 Burnet Close , Melksham, SN12 7SJ

Lock and Key independent estate are pleased to offer this, attractive, spacious four bed detached property situated tucked away in a unique position in the favoured Campion Drive where its approach is by a long private drive. Based on two floors and offering good living proportions the accommodation comprises an covered storm porch, entrance hall, cloakroom, spacious living room, good size kitchen/dining room, useful utility room and a stunning garden room. On the first floor there are four bedrooms, an en-suite, dressing area and a family bathroom. Additional features include double glazing and gas heating. Externally a note able feature of course y is the detached double garage, long drive and ample parking for numerous vehicles, ideal for parking up a camper van/motor home and other vehicles. The rear garden is attractively laid out and at the front is a pleasant wooded area. Viewing is most strongly recommended.

£500,000

10 Burnet Close

, Melksham, SN12 7SJ



- Attractive, Detached & Uniquely Tucked Away
- Detached Double Garage
- Ample Parking For Numerous Vehicles & Long Drive
- Four Beds, En-Suite, Dressing
- Family Bathroom
- Good Size Kitchen / Dining Room
- Stunning Garden Room
- Living Room, Utility, Cloaks
- Lovely Enclosed Rear Garden
- Off Campion Drive & Level Walk Into Town

Situation

Accommodation

Entrance Hall

Cloakroom

Living Room

23'1" into bay x 11'4" (7.04 into bay x 3.45)

Kitchen / Dining Room

19'2" x 14'1" max 10'3" min (5.84 x 4.29 max 3.12 min)

Utility Room

Garden Room

19'4" x 13'7" max 8'7" min (5.89 x 4.14 max 2.62 min)

First Floor Landing

Bedroom One

Dressing Area

En-Suite

Bedroom Two

11'6" x 9'11" (3.51 x 3.02)

Bedroom Three

10'7" x 8'6" (3.23 x 2.59)

Bedroom Four

7'11" x 7'7" (2.41 x 2.31)

Family Bathroom

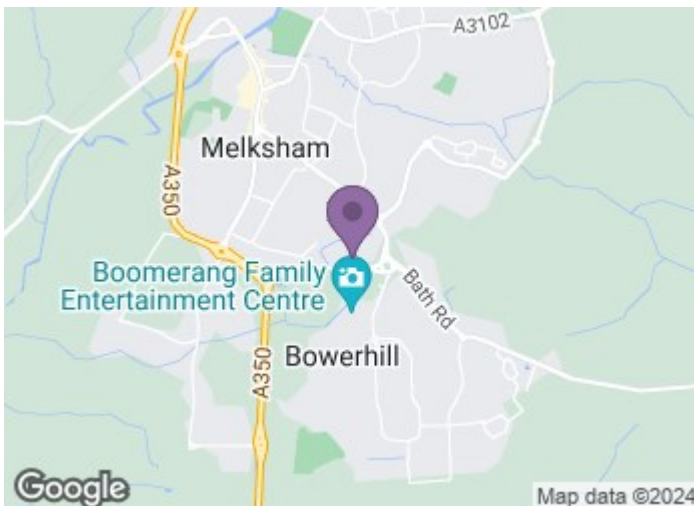
Externally & Parking

Double Garage

16'9" x 16'7" (5.11 x 5.05)

Rear Garden

Directions



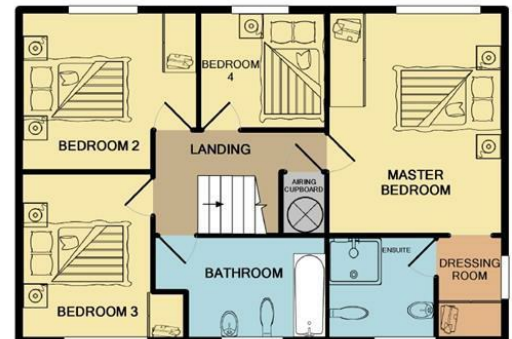
Directions



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	