



17 Sorrel Close , Melksham, SN12 7SH

Lock and Key independent estate agents are pleased to offer this attractive, truly immaculate and beautifully laid out three bedroom detached property situated in a favoured cul-de-sac in Champion Drive within a level walk to the town. (This was originally a four bed detached property and the current owners remodified this to make this into a larger three bed detached, enlarging the main bed footprint an en-suite areas). The accommodation is arranged over two floors and comprises an entrance hall, cloakroom, living room opening into a dining/garden room, a fitted kitchen and a useful utility. To the first floor are three bedrooms an en-suite and a family shower room. Externally there an enclosed rear garden, parking, leading to the garage. The property further benefits from double glazing and gas heating. Viewing is strongly recommended.

£392,500

17 Sorrel Close

, Melksham, SN12 7SH



- Attractive, Truly Immaculate & Beautifully Laid Out
- Level Walk Into Town & Amenities
- Fitted Kitchen & Utility, Gas Heating
- Enclosed Rear Garden
- Stunning & Detached
- Three Bedrooms, En-Suite & Shower room
- Living Room, Opening Into Garden Room
- Favoured Campion Drive Cul-De-Sac
- Open Porch, Entrance Hall & Cloakroom
- Parking & Garage

Situation

Accommodation

Entrance Hall

Cloakroom

Kitchen

12'02" max x 10'06" max (3.71m max x 3.20m max)

Utility

7'0" x 5'06" (2.13m x 1.68m)

Living Room

18'02" x 11'02" (5.54m x 3.40m)

Dining / Garden Room

10'09" x 9'02" (3.28m x 2.79m)

First Floor Landing

Bedroom One

18'02" max x 11'06" to frt w/robes
(5.54m max x 3.51m to frt w/robes)

En-Suite

Bedroom Two

11'04" x 9'02" (3.45m x 2.79m)

Bedroom Three

8'08" x 7'04" (2.64m x 2.24m)

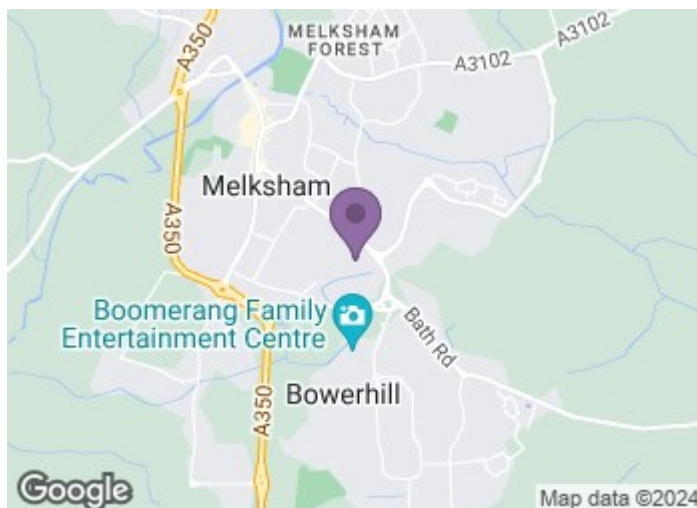
Shower Room

Externally

Garage & Parking

Rear Garden

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			82
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	