

5 Church Street, Melksham, Wiltshire, SN12 6LS

Tel: 01225 707342

Email: info@homesinmelksham.co.uk

www.homesinmelksham.co.uk

LOCK & KEY
Estate Agents



44 Mint Grove , Melksham, SN12 6YN

Lock and Key independent estate agents are pleased to offer this attractive, truly immaculate, impressive and spacious four bedroom detached property built by David Wilson to their Holden design situated on the favoured Hunters Wood, tucked away on a private road of just three houses. Offering excellent living proportions throughout at just over 1500 sq ft the accommodation comprises of entrance hall, useful study, living room, cloakroom, a stunning 20ft kitchen / dining room, and a utility. Additional features include double glazing and gas heating. On the first floor there are four bedrooms, an en-suite, and a family bathroom. Externally there is drive parking, garage and an enclosed rear garden. Viewing is strongly recommended.

£460,000

44 Mint Grove

, Melksham, SN12 6YN



- Truly Immaculate & Impressive
- Four Bedrooms, En-Suite
- Stunning 20ft Kitchen / Dining Room
- Situated Tucked Away On Hunters Wood
- Spacious & Detached Just Over 1500 Sq Ft
- Cloakroom, Utility & Bathroom
- Enclosed Rear Garden Garage & Parking
- Excellent Living Proportions Throughout
- Useful Study & Light & Airy Living Room
- Convenient To Amenities & A Level Walk Into Town

Situation

Accommodation

Study

9'6" x 7'9" (2.90m x 2.36m)

Living Room

19'02" x 12'03" (5.84m x 3.73m)

Cloakroom

Stunning Kitchen / Diner

20'06"x 14'11" (6.25mx 4.55m)

Utility

8'04" x 5'03" (2.54m x 1.60m)

First Floor Landing

Bedroom One

12'09" x 12'03" (3.89m x 3.73m)

En-Suite

Bedroom Two

13'04" x 9'05" (4.06m x 2.87m)

Bedroom Three

14'04" x 10'04" (4.37m x 3.15m)

Bedroom Four

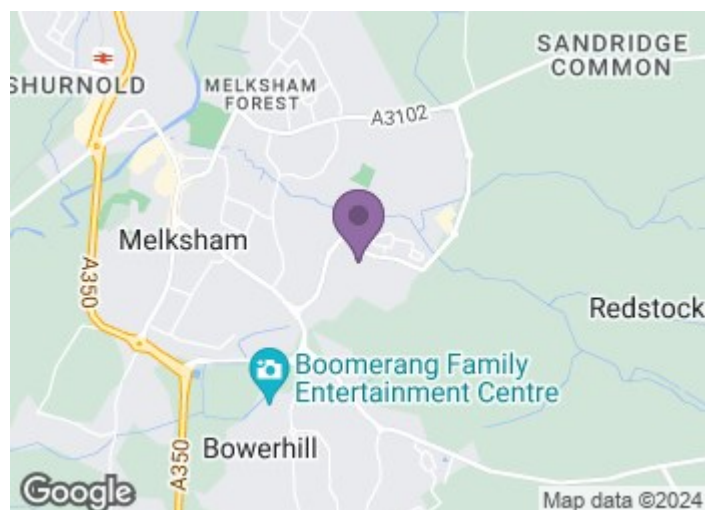
10'03" x 9'07" (3.12m x 2.92m)

Family Bathroom

Externally

Rear Garden

Garage & Parking



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			93
(81-91) B		85	
(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	