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LOCK & KEY
Estate Agents



19 Goldfinch Road , Melksham, SN12 7FL

Lock and Key independent estate agents are pleased to offer this attractive, spacious and impressive five bed detached property built by Charles Church to their Skipton design and situated tucked away in a favoured cul-de-sac on the eastern side of town. Offering excellent living proportions throughout with 2200 sq ft internally the accommodation is arranged over three floors and comprises an entrance hall, cloakroom, dual aspect living room, useful study and a stunning 25 ft kitchen/family room with bi-fold doors opening onto the garden and a utility on the ground floor. To the first floor are three bedrooms an en-suite and a family bathroom. To the second floor are two further double bedrooms which share a Jack and Jill shower room. Externally there are front and enclosed rear gardens, a detached double garage and ample parking for numerous vehicles. The property further benefits from gas heating and double glazing. Viewing is strongly recommended.

Offers In Excess Of £525,000

19 Goldfinch Road

, Melksham, SN12 7FL



- Attractive, Impressive & Spacious
- Dual Aspect Living Room
- Just Over 2200 Sq Foot Internally
- Perfect, Large Executive Style Home
- Charles Church Skipton Design
- Stunning 25ft Kitchen/Family Room
- Double Garage & Parking For Numerous Vehicles
- Five Bedrooms, Cloakroom, Useful Study
- Family Bathroom, En-Suite & Jack & Jill Shower Room
- Front & Enclosed Rear Gardens

Situation

Accommodation

Hallway

Cloakroom

Living Room

Useful Study

Kitchen / Family Room

Utility

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Family Bathroom

Second Floor Landing

Bedroom Four

Jack and Jill Shower Room

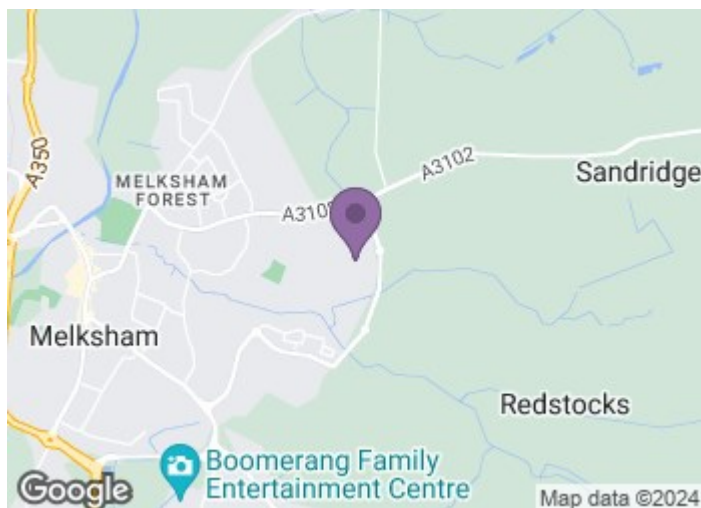
Bedroom Five

Externally

Double Garage & Parking

Rear Garden

Directions



Directions



Floor Plan

19 Goldfinch Road, Melksham, SN12 7FL

Approximate Gross Internal Area
 Total = 229 sq m (2465 sq ft)
 Main House = 204 sq m (2201 sq ft)
 Garage = 25 sq m (264)sq ft



© Meyer Energy 2024. Drawn to RICS guidelines. Not drawn to scale.
 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
 All measurements and areas are approximate and should not be relied on as a statement of fact.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	86
(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	