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**LOCK & KEY**  
*Estate Agents*



## 8 Smeaton Way , Melksham, SN12 6GG

Lock and Key independent estate agents are pleased to offer this attractive, very spacious and detached property situated pleasantly set back overlooking the green space and park area on the favoured southern side of town built by the highly regarded Bellway Homes to their largest Wroughton design. Based on two floors the accommodation comprises, a welcoming entrance hall, cloakroom, dual aspect 23ft living room stretches from the front to the rear and finishes with French doors out to the rear. Across the hall is a reception room, currently utilised as a perfect dining room, but could equally be a playroom or large work-from-home space. With views across to the open spaces, this is the perfect place for a desk to watch the world go by as you work, and then you have the stunning 23ft Kitchen/diner/family room which opens up via French doors to the side. Bringing the outside in is definitely an option here! The kitchen is fitted to a very high standard with an integrated double oven, dishwasher, fridge/freezer, and washing machine. A stunning space to entertain friends and family. Upstairs are there are four excellent double bedrooms off a light galleried landing. The two en-suite bedrooms are of a similar size and both feature plenty of space for wardrobes. The choice is yours as to which you use as the master bedroom! The 3rd and 4th are also similar in size and offer plenty of space for double beds and additional furniture. There is the family bathroom and both en-suites are also finished to the same standard.

Externally the feeling of space continues with a mostly private Southerly facing rear garden, with a level lawn and enclosed by walled garden boundaries. Side gate access and back around to your driveway and garage door with up and over door and power connected. Countryside walks and our cherish Kennet & Avon canal links on the fringe, a viewing is strongly recommended.

**Offers In Excess Of £440,000**

# 8 Smeaton Way

, Melksham, SN12 6GG



- Truly Immaculate, Attractive And Spacious
- Two En-suites & Bathroom
- Dining Room & Stunning 23ft Kitchen / Family Room
- 2 Years Old With \* Years Of NHBC Warranty Remaining
- Superb Bellway Home By Their Wroughton Design
- Welcoming Entrance Hall & Cloakroom
- Amenities, Green Spaces, Canal and Countryside Walk On Fringe
- Executive, Detached & Four Double Bedrooms
- Generous 23ft Dual Aspect Living Room
- Southerly Rear Garden, Garage & Parking

## Situation

## Accommodation

## Entrance Hall

## Cloakroom

## Dual Aspect Living Room

23'0 x 10'10 (7.01m x 3.30m)

## Dining Room

11'2 x 10'9 (3.40m x 3.28m)

## Kitchen / Family Room

23'9 x 11'2 (7.24m x 3.40m)

## First Floor Landing

## Bedrooms One

10'11 x 10'10 (3.33m x 3.30m)

## En-Suite

## Bedroom Two

17'10 11'2 max (5.44m 3.40m max)

## En-Suite

## Bedroom Three

11'2 10'11 (3.40m 3.33m)

## Bedroom Four

10'10 x 10'1 (3.30m x 3.07m)

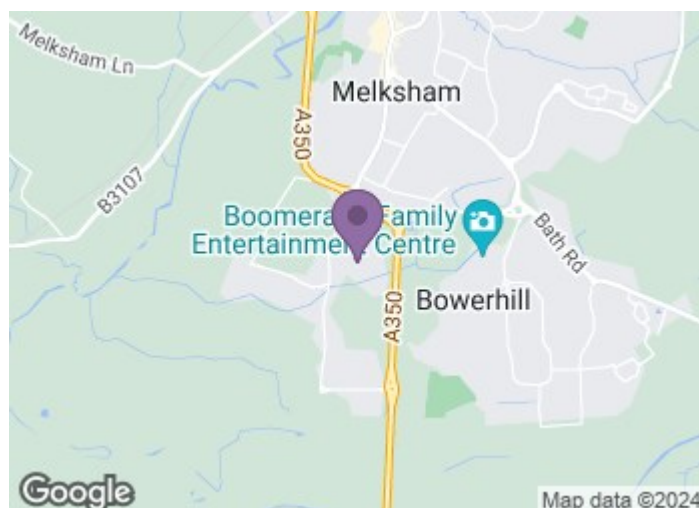
## Family Bathroom

## Externally & Parking

## Garage

## Rear Garden

## Directions



## Directions

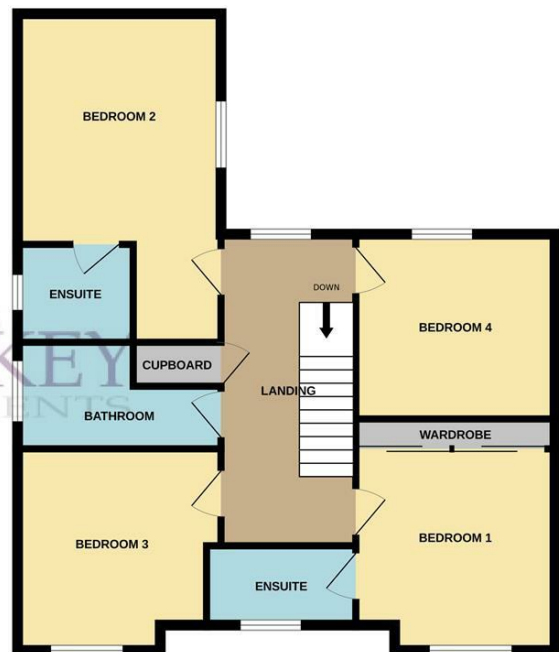


## Floor Plan

GROUND FLOOR



1ST FLOOR



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	