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**LOCK & KEY**  
*Estate Agents*



## 28 Gladstone Road , Melksham, SN12 7GZ

Lock and Key independent estate agents are pleased to offer this truly immaculate, attractive and spacious four bed detached property built by Barratt Homes, being situated in a cul-de-sac on the highly favoured eastern edge of town offering good road links to other centres, amenities, Bath and the M4. Based on two floors the accommodation comprises an entrance hall, a dual aspect bright and airy living room, a stunning modern fully-equipped kitchen / dining room and a useful cloakroom. On the first floor there are four bedrooms, an en-suite and family bathroom. Externally there is drive parking leading to the garage with power. Side access to the rear enclosed garden. Additional features include double glazing and gas heating. Viewing is very much strongly recommended.

**£400,000**

# 28 Gladstone Road

, Melksham, SN12 7GZ



- Attractive, Detached & Spacious
- Four Bedrooms, En-Suite
- Stunning Large Kitchen / Dining Room
- Double Glazing & Gas Heating
- Truly Immaculate Throughout
- Entrance Hall, Cloakroom & Family Bathroom
- Drive Parking & Garage
- Barratt Built With 5 Years Remaining On NHBC
- Dual Aspect Living Room
- Enclosed Rear Garden

## Situation

## Accommodation

## Entrance Hall

## Sitting Room

21'06" x 10'03" (6.55m x 3.12m)

## Kitchen/Dining Room

21'06" x 13'01" max (6.55m x 3.99m max)

## Rear lobby

## W.C

## First Floor Landing

## Bedroom One

12'07" x 9'09" (3.84m x 2.97m)

## En-Suite

## Bedroom Two

15'05" max x 8'07" (4.70m max x 2.62m)

## Bedroom Three

10'05" max x 9'09" to frt w/robe (3.18m max x 2.97m to frt w/robe)

## Bedroom Four

10'08" x 6'03" (3.25m x 1.91m)

## Family Bathroom

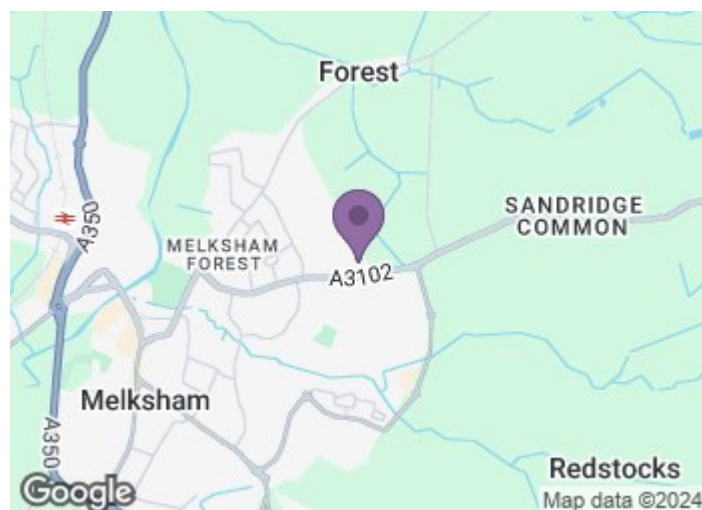
## Externally

## Garage & Parking

21'0" x 10'04" (6.40m x 3.15m)

## Rear Garden

## Directions



## Directions

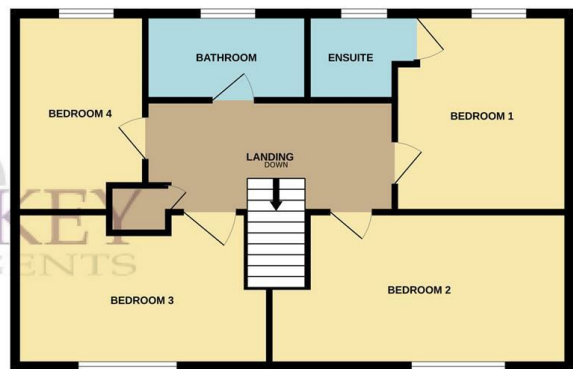


## Floor Plan

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) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	