



## 3 Cicely Grove , Melksham, SN12 6ZS

Lock and Key independent estate agents are pleased to offer this attractive (nearly new) four bedroom detached property built by Barratt Homes to their Kingsley design situated on the favoured Hunters Wood. Offering good living proportions the accommodation comprises of entrance hall, cloakroom, living room, utility and a lovely kitchen / dining room. On the first floor there are four bedrooms, an en-suite, and a family bathroom. Additional features include double glazing and gas heating. Externally there is drive parking, garage and an enclosed rear garden. Viewing is strongly recommended.

**£375,000**

# 3 Cicely Grove

, Melksham, SN12 6ZS



- Attractive & Detached
- 2 Year Old Barratt Home - 8 Years Left
- To Their Kingsley Design NHBC
- Four Bedrooms & Family Bathroom
- Cloakroom, Utility & En-Suite
- Spacious Hall, Living Room
- Lovely Kitchen / Dining Room
- Double Glazing & Gas Heating
- Front & Enclosed Rear Gardens
- Backing Onto Pleasant Rear Aspect

## Situation

## Accommodation

## Entrance Hall

## Cloakroom

## Living Room

15'4 x 10'11 (4.67m x 3.33m)

## Utility

## Kitchen / Dining Room

19'2 x 13'7 (5.84m x 4.14m)

## First Floor Landing

## Bedroom One

10'0 x 10'11 max (3.05m x 3.33m max)

## En=Suite

## Bedroom Two

10'2 10'0 (3.10m 3.05m)

## Bedroom Three

10'3 x 9'0 (3.12m x 2.74m)

## Bedroom Four

8'11 x 6'6 (2.72m x 1.98m)

## Bathroom

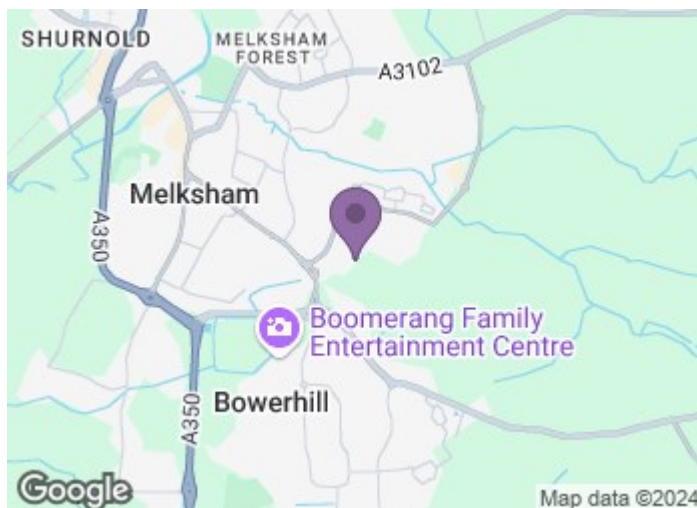
## Externally & Parking & Agents

## Note

## Garage

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