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LOCK & KEY
Estate Agents



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.

£350,000

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 & Management Company

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)

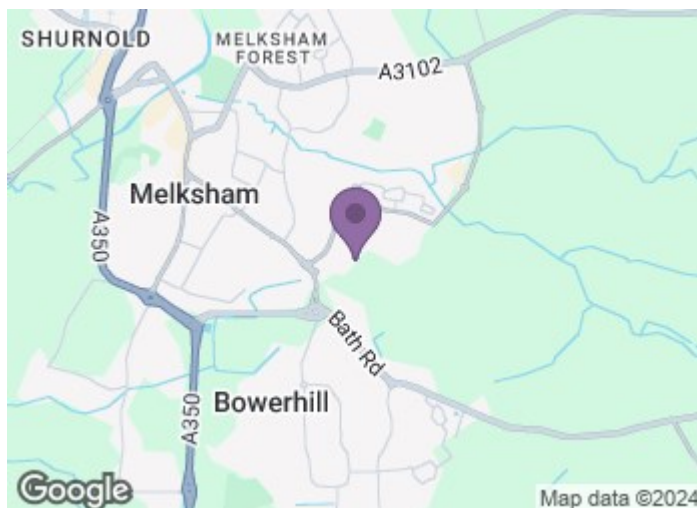
Bathroom

Externally & Parking

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			
England & Wales		EU Directive 2002/91/EC	