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LOCK & KEY
Estate Agents



7 Skylark Road , Melksham, SN12 7FP

Lock and Key independent estate agents are pleased to offer this impressive, spacious and truly immaculate Five Bed detached property built by Charles Church and situated in the favoured Manor Park on the eastern outskirts of town. Offering excellent living proportions throughout of approx 2000 sq ft of accommodation comprising a light & airy entrance hall, cloakroom, dining room, a stunning bespoke fitted solid wood kitchen / breakfast room with island, useful utility and a lovely dual aspect living room. On the first floor there are three bedrooms, an en-suite and a family bathroom. On the second floor are two further double bedrooms with a Jack and Jill en-suite. The property further benefits from gas heating and double glazing. Externally there is a useful front/ side garden currently used as a vegetable garden with raised beds. To the rear is an enclosed and recently landscaped rear garden with outdoor kitchen - great for entertaining. This property also benefits from a detached double garage and parking. Viewing is strongly recommended.

£500,000

7 Skylark Road

, Melksham, SN12 7FP



- Impressive, Spacious & Truly Immaculate
- Dual Aspect Living Room, Dining Room
- Two En-Suites & Bathroom
- A Stunning Family Home - Vendor Suited
- Double Garage & Parking
- Fabulous Solid Wood Bespoke Fitted Kitchen / Breakfast Room
- Enclosed Rear Garden
- Five Bed Detached
- Useful Utility, Cloakroom
- Charles Church Built Of Approx 2000 Sq Ft

Situation

Accommodation

Entrance Hall

Cloakroom

Dining Room

11'2" x 9'0" (3.40 x 2.74)

Dual Aspect Living Room

20'5" x 11'4" (6.22 x 3.45)

Kitchen / Breakfast Room

14'3" x 14'3" (4.34m x 4.34m)

Utility Room

6'6" x 5'11" (1.98 x 1.80)

First Floor Landing

Bedroom One

20'4" x 11'03" (6.20m x 3.43m)

En-Suite

Bedroom Four

13'0" x 9'2" (3.96m x 2.79m)

Bedroom Five

9'02" x 7'1" (2.79m x 2.16m)

Family Bathroom

Second Floor

20'04" x 8'10" (6.20m x 2.69m)

Bedroom Two

20'04" x 8'10" (6.20m x 2.69m)

Jack and Jill En-Suite

Bedroom Three

14'02" x 11'04" (4.32m x 3.45m)

Externally & Parking

Double Garage

16'11" x 12'09" (5.16m x 3.89m)

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		
(81-91) B	81	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	