



4 Macdonald Close , Melksham, SN12 7HX

Lock and Key independent estate agents are pleased to offer this truly immaculate, attractive and spacious four bed detached property built by Barratt Homes to their Thornton design 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 connected and personal door. Side access via gate to the rear enclosed garden. Additional features include double glazing and gas heating along with solar panels at the front, bringing some cheaper energy of approx £500 back per annum (built by developer and owned). Viewing is very much strongly recommended.

£400,000

4 Macdonald Close

, Melksham, SN12 7HX



- Attractive & Truly Immaculate Throughout
- Four Bedrooms, En-Suite
- Stunning Kitchen / Dining Room
- Enclosed Rear Garden, Patio & Decking Area
- Detached Barratt Built Home To Their Thornton Design
- Entrance Hall, Cloakroom & Family Bathroom
- Family Bathroom
- Solar Panels, Highly Energy-Efficient, Reducing Utility Costs
- Light & Airy Dual Aspect Living Room
- Parking For Two Vehicles & Garage

Situation

Accommodation

Entrance Hall

Dual Aspect Living Room

21'7 x 10'3 (6.58m x 3.12m)

Kitchen / Dining Room

21'7 x 13'0 (6.58m x 3.96m)

Cloakroom

First Floor Landing

Bedroom One

12'6 x 9'10 (3.81m x 3.00m)

En-Suite

Bedroom Two

15'4 x 9'3 (4.67m x 2.82m)

Bedroom Three

10'7 x 10'6 (3.23m x 3.20m)

Bedroom Four

10'9 x 7'4 max (3.28m x 2.24m max)

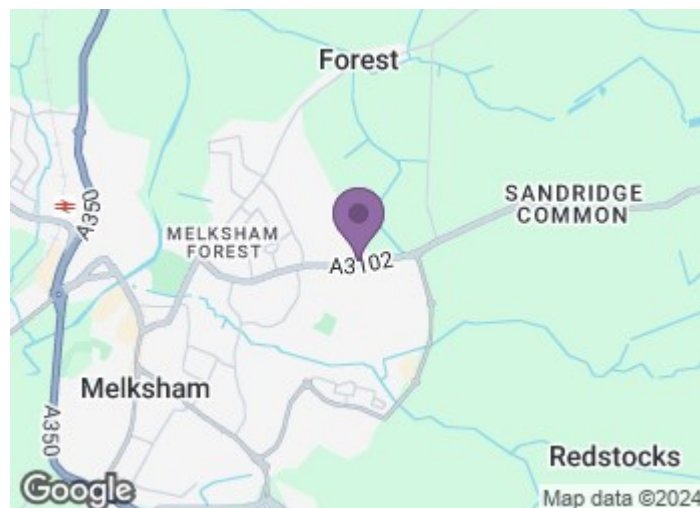
Family Bathroom

Externally & Parking

Garage

21'1 x 10'9 max (6.43m x 3.28m max)

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 | | 100 | 100 |
| (92 plus) A | | | |
| (81-91) B | | | |
| (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 | |