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**LOCK & KEY**  
*Estate Agents*



## 2 Mint Grove , Melksham, SN12 6YN

Lock and Key independent estate agents are pleased to offer this attractive, impressive and spacious four bedroom detached property built by David Wilson to their Holden design situated on the favoured Hunters Wood. Offering excellent living proportions throughout at just over 1500 sq ft the accommodation comprises of a welcoming entrance hall, useful study, bay fronted living room, cloakroom, a stunning 20ft kitchen / dining room and bay, and a utility. Additional features include double glazing and gas heating. On the first floor there are four bedrooms, an en-suite, and a family bathroom. Externally there is drive parking, garage and a lovely enclosed rear garden with patios and seating areas. Viewing is strongly recommended.

**£465,000**

# 2 Mint Grove

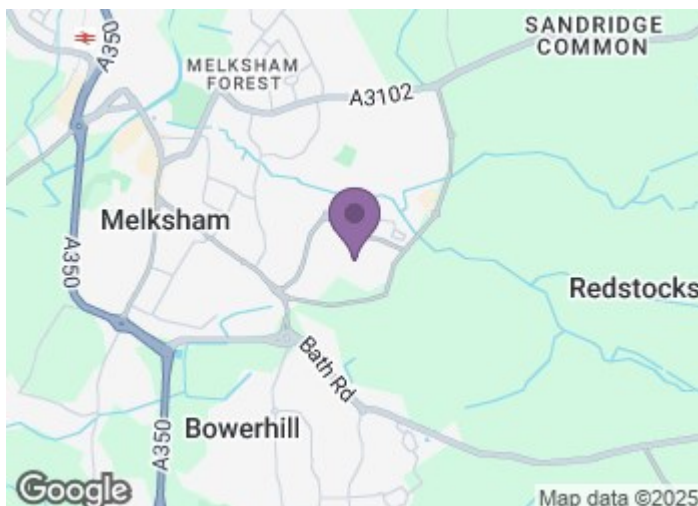
, Melksham, SN12 6YN



- Attractive, Executive Style Family Home
- Excellent Living Proportions Throughout
- Useful Study & Bay Fronted Living Room
- Convenient To Amenities & Level Walk Into Town
- Spacious & Detached Just Over 1500 Sq Ft
- Four Bedrooms, Bathroom & En-Suite
- Fabulous Kitchen / Dining Room & Bay
- David Wilson Built To Their Holden Design
- Ent Hall, Cloakroom & Utility
- Enclosed Rear Garden, Garage & Parking

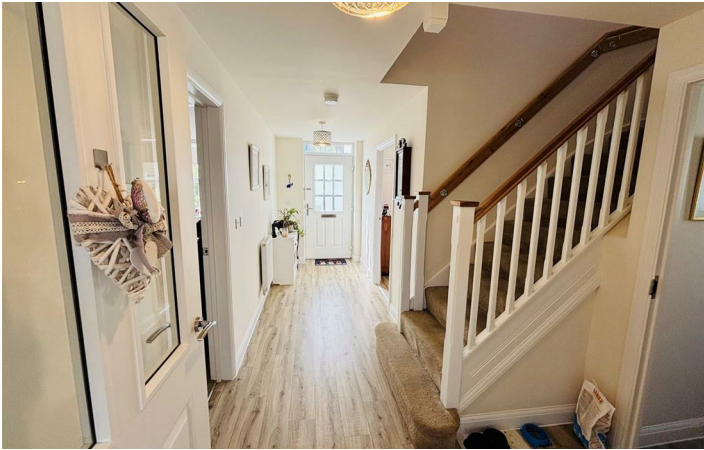
## Situation

## Accommodation

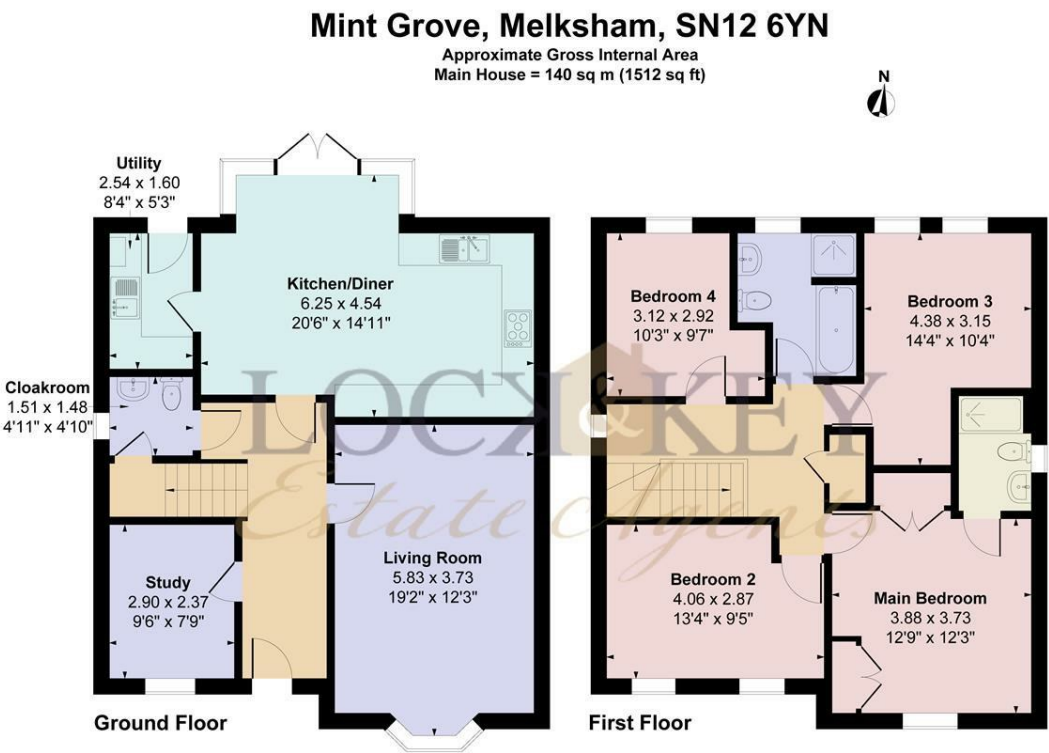


## Directions





Floor Plan



© Meyer Energy 2025. Drawn to RICS guidelines. Not drawn to scale.  
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
All measurements and areas are approximate and should not be relied on as a statement of fact.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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	