

5 Church Street, Melksham, Wiltshire, SN12 6LS

Tel: 01225 707342

Email: info@homesinmelksham.co.uk

www.homesinmelksham.co.uk

LOCK & KEY
Estate Agents



44 Primrose Drive , Melksham, SN12 6GD

Lock and Key independent estate agents are pleased to offer this attractive, immaculately presented, extended and therefore spacious four bed detached property situated pleasantly tucked away in a favoured cul-de-sac within a level walk into town and in a good catchment to the highly rated Forest & Sandridge school, Bowerhill Primary and the Oak. Based on two floors the accommodation comprises, a welcoming entrance hall, cloakroom, a dual aspect living room, fabulous fitted kitchen / dining room and a useful utility room. On the first floor there are four bedrooms, and a lovely family bathroom. Additional features include double glazing, gas heating and solar panels. Externally a notable feature is there is ample parking to the front leading to the garage, power, personal door to rear. There is a an enclosed rear garden laid to lawn and patio, useful sheds and a pleasant timber built seating structure. Viewing is strongly recommended.

£425,000

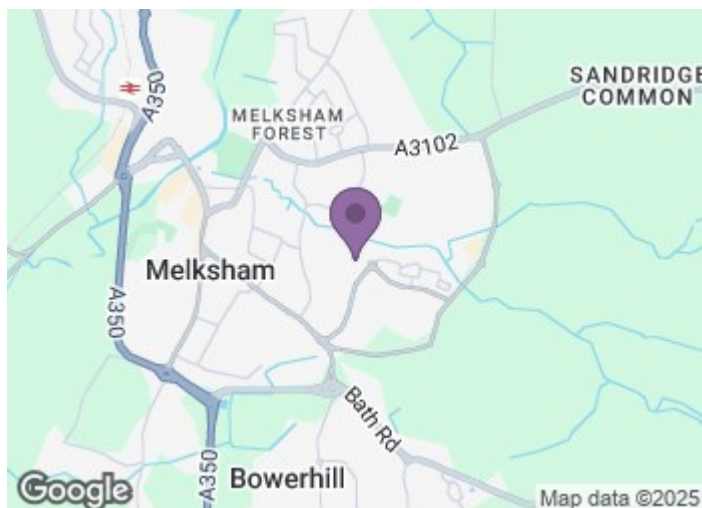
44 Primrose Drive

, Melksham, SN12 6GD

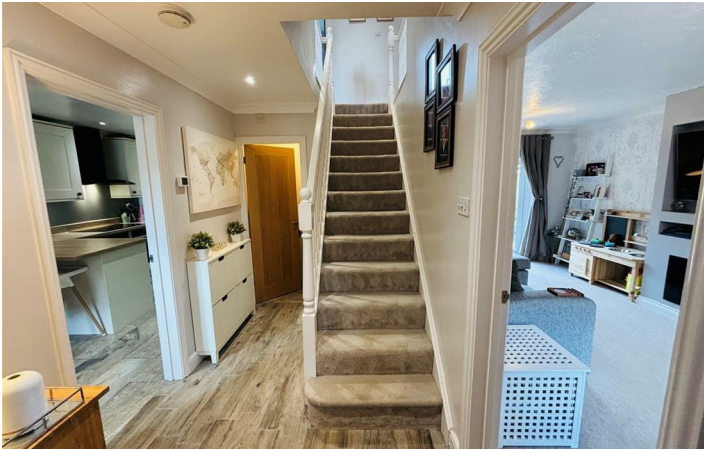


- Attractive, Extended & Therefore Spacious
- Enclosed Rear Garden, Useful Sheds & Seating
- Fabulous Kitchen / Dining Room
- Good Catchment For Schools
- Pleasantly Tucked Away & Detached
- Welcoming Hallway, Cloakroom, Utility
- Four Bedrooms & Lovely Bathroom
- Ample Parking For Vehicles & Garage
- Dual Aspect Living Room
- Double Glazing & Gas Heating

Situation



Directions



Floor Plan

Primrose Drive, Melksham, SN12 6GB

Approximate Gross Internal Area
Total = 128 sq m (1381 sq ft)
Main House = 115 sq m (1243 sq ft)
Garage = 13 sq m (138)sq ft



© 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		
(81-91) B		
(69-80) C	76	80
(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		