



# 59 Corncockle Close, Melksham, SN12 7GL

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£343,000

A well maintained and beautifully presented three bedroom detached house situated in a cul-de-sac offering easy access to a wide range of amenities. The accommodation offers an entrance hall, dual aspect sitting room with French doors to the garden, kitchen/dining room with a range of fitted units and space for a range style cooker, utility room, downstairs cloakroom, master bedroom with built-in wardrobes and en-suite shower, second bedroom with fitted wardrobes, third bedroom and family bathroom. Other benefits include uPVC double glazing and gas central heating. To the front is a low maintenance garden and a driveway to the side providing off road parking leading to the garage. To the rear is an enclosed garden with full width patio area and useful garden shed/workshop.

## Situation

The property is situated in a popular residential area and is within easy walking distance of a primary school, local shops and a public house. Melkshams newly developed town centre offers a range of shops and restaurants. Melksham is conveniently situated with good access to the neighbouring towns of Chippenham, Devizes and Trowbridge with Chippenham having a mainline railway station (London-Paddington) and access to the M4 motorway via junction 17 offering convenient access to the major centres of Bath, Bristol, Swindon and London. The property is also a short drive to the idyllic national trust village of Lacock.

## Accommodation Comprising:

### Canopied Porch

Entrance door to:

### Entrance Hall

Radiator. Stairs to first floor. Wood laminate flooring. Telephone point. Doors to:

### Cloakroom

Radiator. Pedestal wash basin with chrome mixer tap and tiled splash back. Close coupled WC. Wood laminate flooring.

### Sitting Room

Double glazed window to front. Double glazed French doors to rear. Two radiators. Television and telephone point.

### Kitchen/Dining Room

Double glazed windows to front, side and rear. Radiator. Wood laminate flooring. Range of drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Rolled edge work surfaces with matching upstands, tiled splash backs and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Space for range style cooker with stainless steel splash back and extractor over Space and plumbing for dishwasher. Further appliance space. Door to:

## Garage & Driveway

Driveway providing off road parking leading to garage. Garage with up and over door, eaves storage, power and light. EV charger (Zappi) fitted to external wall.

## Rear Garden

Fully enclosed with gated side access. Full width patio area with low level wall and an area of artificial lawn. Useful shed/workshop with power and light. Outside tap. Side entrance to garage.

## Directions

Leave Chippenham on the A4 towards Calne. Turn right just past The Pewsham Pub onto the A342. Continue on this road, through Sandy Lane and past the garage, turn right onto the A3102 towards Melksham. Continue along this road until you reach the roundabout and then turn left onto Eastern Way. Proceed straight across the next roundabout and then turn right at the following roundabout onto Cranesbill Road. Follow this road until you reach Corncockle Close. Turn right and then left and the property will be found immediately on the right hand side.

## Utility Room

Double glazed door to rear. Radiator. Wood laminate flooring. Rolled edge worksurface with matching upstand and cupboard base unit under. Wall mounted cupboard. Space and plumbing for automatic washing machine and tumble drier. Under stairs cupboard. Wall mounted combi boiler for radiator central heating and hot water.

## First Floor Landing

Double glazed window to rear. Radiator. Double cupboard. Access to roof space. Doors to:

## Master Bedroom

Double glazed window to front. Radiator. Built-in wardrobes. Television point. Door to:

## En-Suite Shower

Obscure double glazed window window to front. Ladder radiator. Extra wide fully tiled shower cubicle. Pedestal wash basin with chrome mixer tap and tiled splash back. Close coupled WC.

## Bedroom Two

Double glazed window to front. Radiator. Fitted wardrobes. Over stairs storage cupboard.

## Bedroom Three

Double glazed window to rear. Radiator. Television and telephone point.

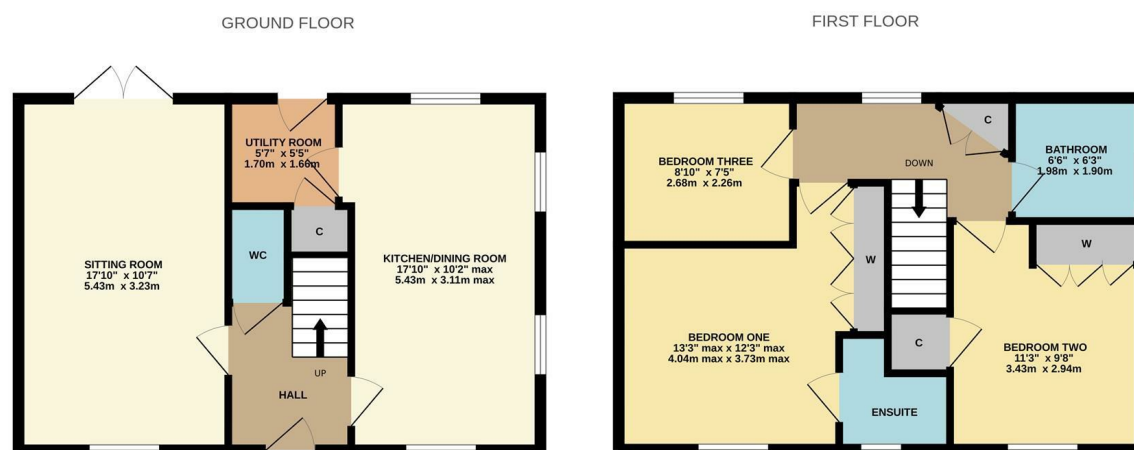
## Shower Room

Obscure double glazed window to side. Ladder radiator. Extra wide shower cubicle. Pedestal wash basin with chrome mixer tap. Close coupled WC. Fully tiled walls.

## Outside

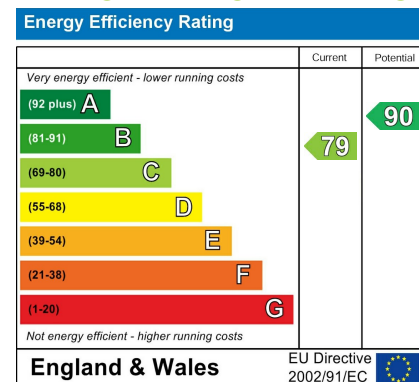
## Front Garden

Low maintenance garden. Gravelled with steps up to front door. Path to gated side access to rear garden.



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. Made with Metropix ©2023

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

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