

**TOWN&COUNTRY**  
ESTATES



**Mint Grove, Melksham, Wiltshire SN12 6YN**

**Offers Over £350,000**



## LOCATION

Found within reach of local amenities, Schools, bus routes and parks for the community. Melksham town center is approximately one mile way and offers further amenities such as Waitrose, Sainsbury's, Asda, Lidl and Aldi as well as excellent independent local shopping, post office, public library, fitness center, swimming pool and further health center and health services.

## DESCRIPTION

**NO ONWARD CHAIN-** A spacious three bedroom detached family home, occupying a pleasant position at the end of a cul-de-sac, on the modern Hunters Wood development. Built in 2022 by David Wilson Homes, the well presented accommodation comprises an entrance hall, kitchen/dining room, utility room, living room, cloakroom, master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Further benefits include uPVC double glazing, gas central heating, garage, driveway parking for two cars and an energy efficiency rating of a B.

## ENTRANCE HALL

You enter the property through a part glazed composite entrance door, there is thermostat heating controls, radiator, stairs to the first floor and doors to the kitchen/dining room, living room and cloakroom toilet.

## KITCHEN/DINING ROOM

17'8" x 9'6"

## KITCHEN AREA

Upvc double glazed window to the side, a range of matching base and wall units with rolled top worksurfaces and matching upstands, sink unit with chrome mixer tap, built in electric oven, inset gas hob with stainless steel splashback and extractor with light over, plumbing for a dishwasher, space for fridge/freezer, radiator and door to the utility room.

## DINING AREA

The is a Upvc double glazed window to the front, radiator and Upvc double glazed French doors to the garden.

## UTILITY ROOM

There is a glazed composite door to the rear, base unit with worksurface, door to a large storage cupboard, plumbing for a washing machine, space for a tumble drier, extractor fan and a wall mounted gas boiler.

## LIVING ROOM

17'8" x 10'8"

The dual aspect living room has Upvc double glazed windows to the front and side, TV point and two radiators.

## CLOAKROOM

With a close coupled WC, pedestal basin with chrome mixer tap and a radiator.





## FIRST FLOOR LANDING

The landing has a Upvc double glazed window to the rear, radiator, doors to the three bedrooms, family bathroom and a useful storage cupboard. Please note - the loft is not to be used.

## BEDROOM ONE

11'1" x 10'2"

The spacious master bedroom has a Upvc double glazed window to the front, two built in double wardrobes, thermostat heating controls, radiator, TV point and a door to the ensuite shower room.

## ENSUITE

There is an obscure Upvc double glazed window to the front, shower cubicle with Mira electric shower, pedestal basin with chrome mixer tap, dual flush WC, heated towel rail and an extractor fan.

## BEDROOM TWO

10'9" x 9'10"

With Upvc double glazed window to the front, built-in cupboard and a radiator.

## BEDROOM THREE

8'10" x 7'6"

Bedroom three has a Upvc double glazed window to the side and a radiator.

## FAMILY BATHROOM

The family bathroom has an obscure Upvc double glazed window to the side, panelled bath with chrome mixer tap, pedestal basin with chrome mixer tap, dual flush WC, heated towel rail and an extractor fan.

## EXTERIOR

### GARDEN

The enclosed garden is laid mainly to lawn, with a paved path to the external doors of the home and gate, leading to the parking and garage.

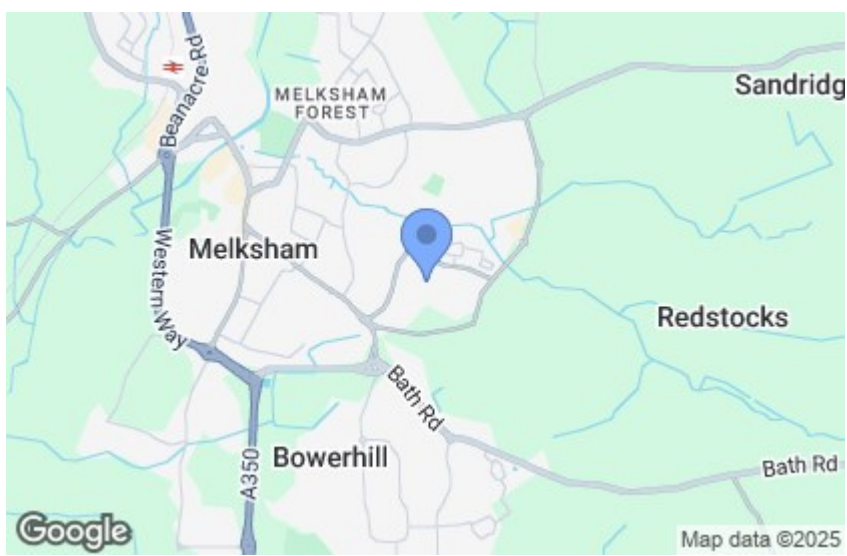
### GARAGE

With driveway parking for two cars to the front, the larger than average garage has a up and over door to the front.

## ADDITIONAL INFORMATION

Council Tax Band - D

The home will be subject to an estate management fee, which we are told has yet to be arranged.



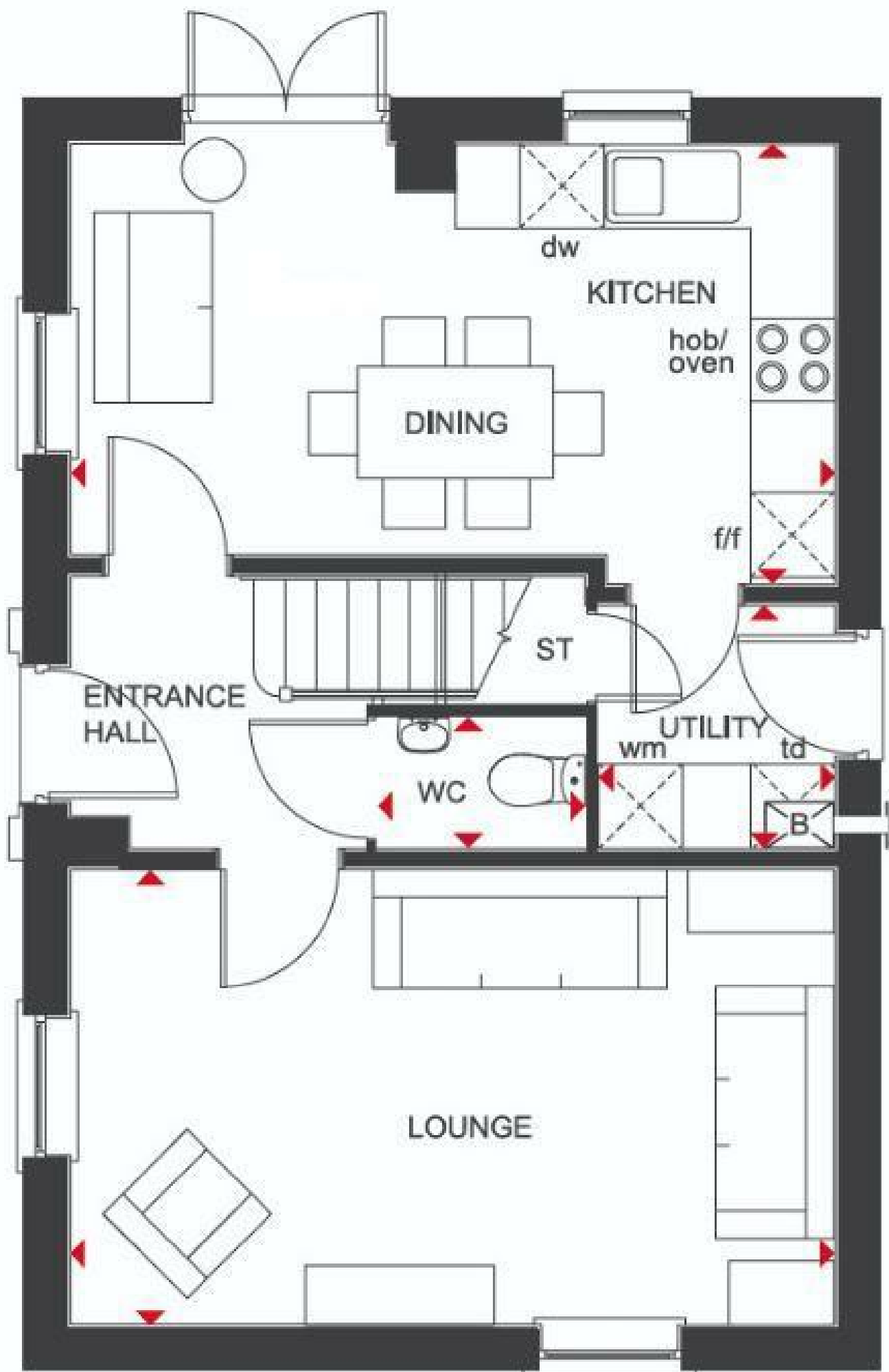




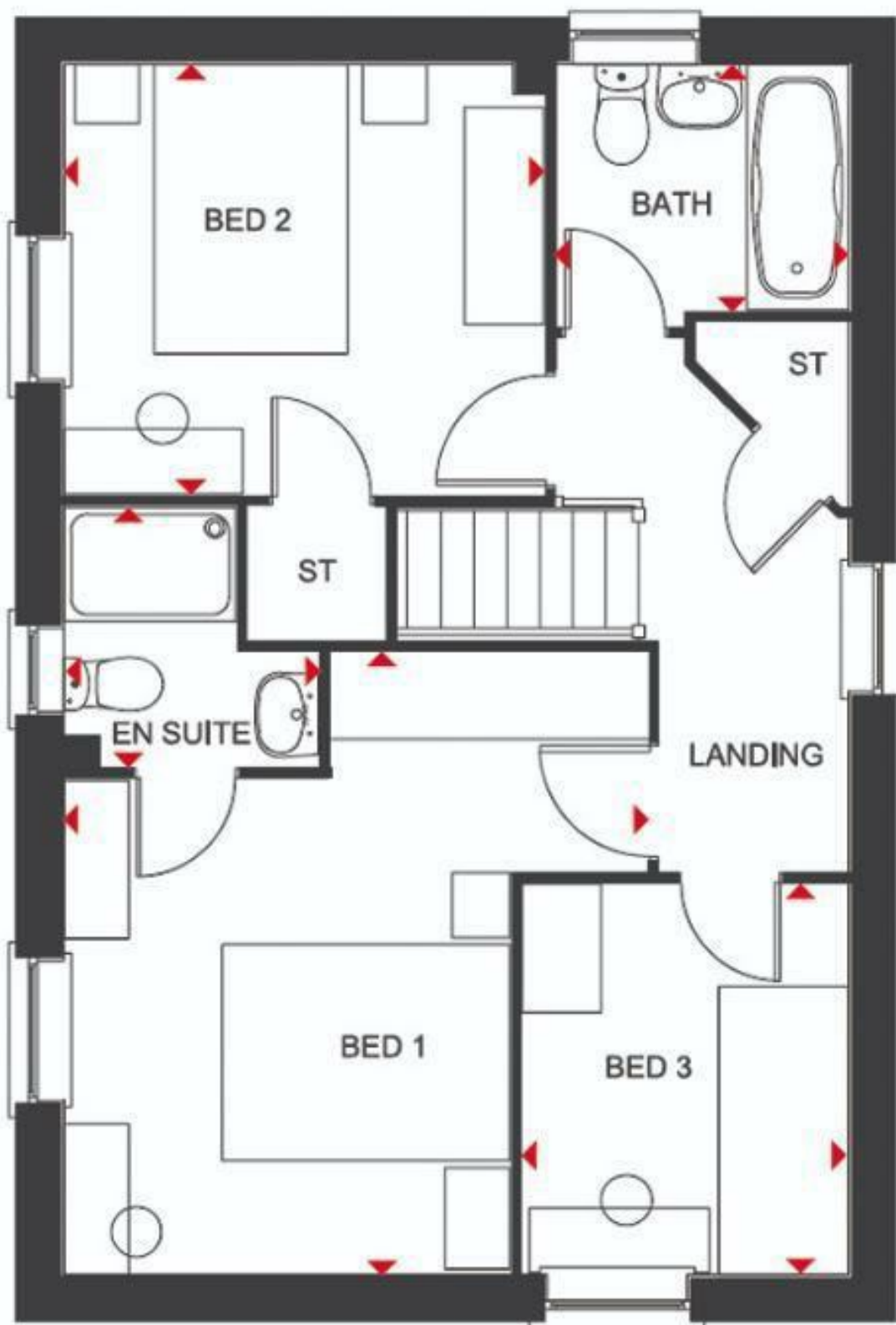














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