



Basil Drive, Melksham  
£499,995





# 38 Basil Drive Melksham, SN12 6LT

## SITUATION:

Tucked away within this most sought after new development on the Devizes side of the town.. There are local amenities close by and countryside for walking and bike rides. Melksham town centre offers an excellent range of amenities for all including a shops and supermarkets. The new Melksham campus finished in 2022, provides fitness centre, library, swimming pool and much more.

Melksham provides easy access to the M4 corridor and has transport links including bus services and a train station to the neighbouring towns including Chippenham, Trowbridge, Bradford on Avon and the Georgian city of Bath lies some 12 miles distant.

## DESCRIPTION:

Exceptional! A stunning family home built by Bloor Homes in 2023, set in a most enviable position within this residential development. The property has been stylishly presented throughout with modern family living at the heart of the design. The accommodation leads through from a spacious reception hallway, cloakroom, lounge, study/dining room, beautiful open plan kitchen/dining/family area with two sets of French doors and utility room, on the first floor a master suite with dressing area, with built in wardrobes and stylish en suite shower room, three further double bedrooms with a second en suite shower room and well planned family bathroom. The property offers light and bright accommodation with shutters to most windows, an enclosed level well planned garden, perfect for entertaining, parking and a garage, (currently separated and offering a useful space to the rear). This home must be viewed to fully appreciate all it has to offer.

## ACCOMMODATION:

Composite door through to:-

## RECEPTION HALLWAY:

With cloaks cupboard, stair case to first floor, doors to:-

## CLOAKROOM:

With white suite comprises:- low level w.c., wash hand basin with tiled splash back, radiator, extractor fan.

## LOUNGE:

With double glazed window to front with shutters, radiator.

## STUDY/DINING ROOM:

With double glazed window to front and side, with shutters, radiator.

## KITCHEN/DINER/FAMILY ROOM:

With twin double French doors with concertina shuttering to both, large skylight, stylish modern fitted kitchen with an ample range of fitted base and wall units, built in ceramic hob, eye level double oven, dishwasher, upright fridge/freezer, breakfast bar, radiators,

## UTILITY ROOM:

With double glazed window to side with shutter, wall mounted gas boiler supplying central heating and domestic hot water, (not tested by Chase Buchanan), space and plumbing for automatic washing machine, space for tumble drier, extractor fan, radiator.

## FIRST FLOOR:





**BALLASTRADE LANDING:**

With twin built in storage cupboards, radiator, doors to:

**BEDROOM ONE:**

With double glazed window to the front, shutters, radiator, through to dressing area with "L" shaped floor to ceiling built in mirror fronted wardrobes, door to:-

**EN SUITE SHOWER ROOM:**

With double glazed window to side, stylish suite comprises:- enclosed double shower cubicle, low level w.c., wash hand basin, radiator, part tiled walls, extractor fan, recess ceiling lighting.

**BEDROOM TWO:**

With double glazed window to side, shutters, radiator.

**EN SUITE SHOWER ROOM:**

With double glazed window to rear, stylish suite comprises:- enclosed double shower cubicle, low level w.c., wash hand basin, radiator, part tiled walls, extractor fan, recess ceiling lighting.

**BEDROOM THREE:**

With double glazed window to front, shutters, radiator.

**BEDROOM FOUR:**

With double glazed window to side, shutters, radiator, loft access.

**FAMILY BATHROOM:**

With double glazed window to front, modern suite comprises:- panelled bath with chrome shower attachment to taps, low level w.c., wash hand basin, half tiled walls, ladder radiator, extractor fan, recess ceiling lighting.

**OUTSIDE:**

**GARDENS:**

Beautiful gardens are offered with this modern home, being of a generous size. Driveway parking to front and side, a gated access leads into an enclosed garden, with level lawn, raised covered seating area, paved area and access to the rear of the garage.

**GARAGE:**

The garage has currently been separated to provide a storage area to the front, to the rear a useful room with door to the garden.

**TENURE:**

The property is Freehold with vacant possession.

**COUNCIL TAX:**

The property is in Band E with the amount payable for 2024/25 being £2752.31.

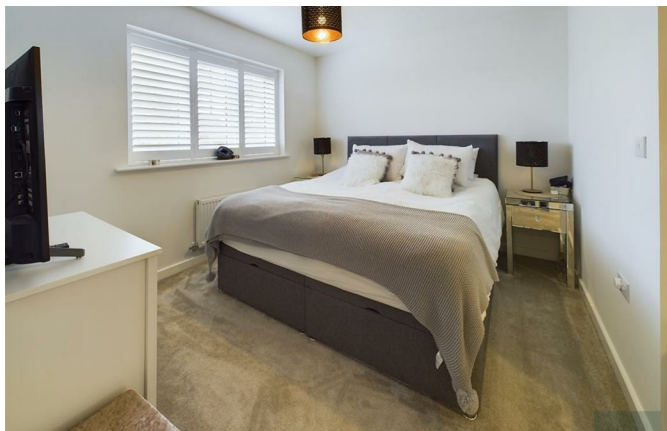
**AGENTS NOTE:**

There is an annual estate service charge payable of approx. £150 per year.

**CODE: 05/04/2024**

**TO ARRANGE A VIEWING:**

To arrange a viewing please call 01225 706860 or email [melksham@chasebuchanan.co.uk](mailto:melksham@chasebuchanan.co.uk)





### Miscellaneous items

EPC: B  
Council Tax: E  
Utilities: All Main Services  
Authority: Wiltshire  
Tenure: Freehold

### Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at [www.chasebuchanan.co.uk](http://www.chasebuchanan.co.uk)

### Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

### Independent Mortgage Advice

Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- \* Free consultation meetings with no obligation
- \* Access to exclusive mortgage products and deals
- \* Truly independent advice with access to approximately 130 mortgage lenders
- \* Face-to-face or telephone meetings at your convenience
- \* They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- \* Their dedicated team are by your side throughout the property-buying journey

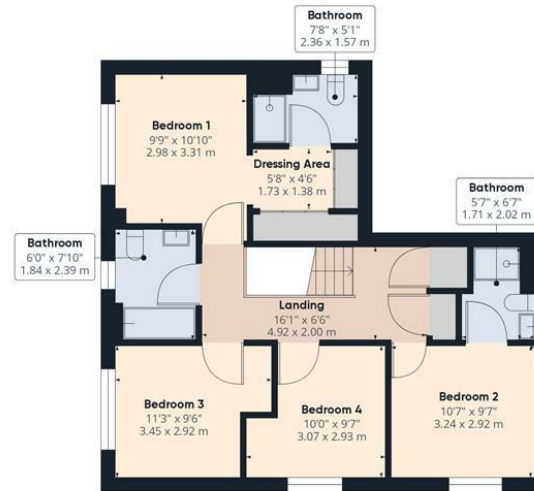
The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

### Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.



Floor 0



Floor 1



Approximate total area<sup>®</sup>

1503.59 ft<sup>2</sup>  
139.69 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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T: 01225 706 860

E: [melksham@chasebuchanan.co.uk](mailto:melksham@chasebuchanan.co.uk)

W: [chasebuchanan.co.uk](http://chasebuchanan.co.uk)

A: 13 High Street, Melksham, Wiltshire, SN12 6JY

