



Connells

Lapwing Road
MELKSHAM



Property Description

Situated within a popular residential development in Melksham, this well-presented three storey town house offers spacious and versatile accommodation ideal for families, professional couples, or those seeking flexible living space.

The ground floor comprises a welcoming entrance hall, shower room, bedroom / home office space and utility room, together with access to the enclosed rear garden.

On the first floor, the impressive sitting room enjoys an abundance of natural light and provides a comfortable space to relax, while a well-proportioned double bedroom and additional shower room complete the accommodation on this floor.

The second floor hosts two further bedrooms, including the principal bedroom, both served by a family bathroom fitted with a modern suite.

Externally, the property benefits from an enclosed rear garden offering a private outdoor space for enjoying the warmer months.

A garage and driveway parking provide practical off-road parking and additional storage.

Combining generous accommodation across three floors with excellent amenities and transport links nearby, this attractive home presents an excellent opportunity for a wide range of buyers.

Entrance

Door & window to front aspect. Stairs rising to first floor. Understairs cupboard. Doors to Shower Room, Bedroom Three & Utility Room. Radiator.

Shower Room

Three piece suite comprising shower cubicle, wash hand basin and low level wc. Splashback tiling. Radiator.

Bedroom Three

Window to rear aspect, overlooking garden. Radiator.

Utility Room

Door & window to rear aspect, leading out to garden. Comprising wall & base units with work surfaces over. Inset sink and drainer. Wall mounted gas fired boiler serving heating and hot water system. Space for appliances.

First Floor Landing

Stairs from ground floor. Doors to Lounge & Kitchen / Dining Room. Stairs up to second floor landing.

Sitting Room

Two windows to front aspect. Radiator.

Kitchen / Dining Room

Two windows to rear aspect. Kitchen area comprising wall, base & drawer units with work surfaces. Inset sink and drainer unit. Built in oven. Inset hob with cookerhood over. Space for appliances. Area for table & chairs. Radiator.

Second Floor Landing

Stairs from first floor landing. Airing cupboard. Loft access. Doors to Bedrooms One, Two and Family Bathroom.

Bedroom One

Window to front aspect. Radiator. Door to En Suite.

En Suite

Suite comprising walk in shower cubicle, wash hand basin and low level wc. Radiator.

Bedroom Two

Window to rear aspect. Radiator.

Family Bathroom

Obscure window. Three piece suite comprising bath, wash hand basin and low level wc. Part tiled walls. Radiator.

Garage

Integral garage with up and over door.

Front

To the front of the property is parking for two vehicle. Access to the integral garage. Access to front entrance door with canopy over.

Rear Garden

Enclosed by fencing and laid to gravel with paved path.

Agents Note

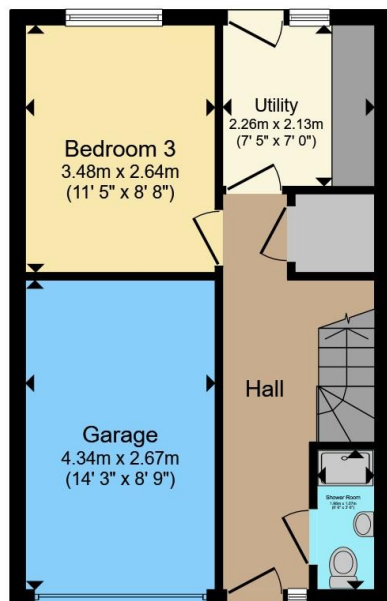
Please note than an AML fee is chargeable to the buyer once an offer has is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Once these checks have been completed the fee can not be refunded, even if the property purchase does not go ahead.

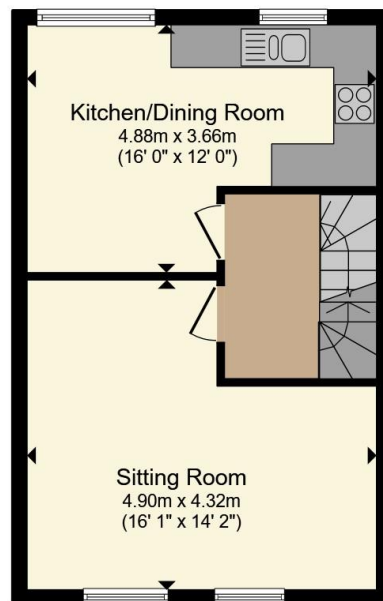




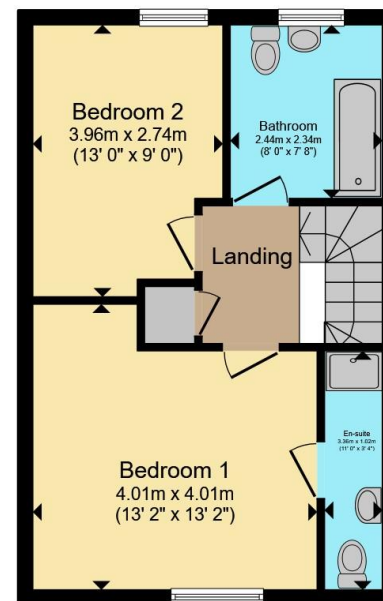




Ground Floor



First Floor



Second Floor

Total floor area 116.6 m² (1,255 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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11 Fore Street
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EPC Rating: B Council Tax
Band: D

Tenure: Freehold

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