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18 Chervil Avenue, Melksham, Wiltshire, SN12 6GS

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Price Guide £360,000

This delightful 3 bed detached family home is situated in this modern stylish estate and is well presented and maintained inside and out.

- Detached Family Home
- 3 Bedrooms
- En Suite Facilities
- Quality Kitchen With Built in Appliances And Quartz Work Tops
- Private And Enclosed Rear Garden
- Single Garage And Parking For 2 Cars
- Modern And Stylish Estate Home

Freehold

EPC Rating B

This delightful three-bedroom detached family home, built in 2021, is set within a modern and stylish development, beautifully presented and well maintained throughout. Arranged over two floors, the accommodation offers a versatile layout ideal for modern family life. The ground floor opens into a welcoming entrance hallway, with stairs to the first floor and doors leading to the living room and kitchen/dining room. The generously sized living room benefits from dual-aspect windows, allowing plenty of natural light. The impressive kitchen/dining room is fitted with a range of modern cupboards, providing ample storage, complemented by Silestone quartz worktops, which continue into the utility room. Integrated appliances include an electric oven, new electric hob with extractor hood, dishwasher, and fridge freezer. A window overlooks the rear garden, while French doors provide direct access outside. A further door leads to the utility room, which houses the gas-fired central heating combi boiler, provides space for a washing machine and tumble dryer, and includes an understairs cloakroom. A side door also gives access to the driveway and garage. Upstairs, the landing features a side window, loft access, and doors to all bedrooms and the family bathroom. The main and second bedrooms are positioned at the front, with the main bedroom benefiting from fitted wardrobes, an en suite shower room, and an air conditioning unit. The third bedroom is to the rear, while a contemporary bathroom fitted with a white suite completes the first floor. Externally, the front garden is neatly presented, with a low wall framing the approach to the front door. The rear garden is enclosed and offers privacy, with walling to the boundaries and a mix of decking, patio, shaped lawn, and an outside tap. A side gate provides access to the driveway, which offers off-road parking for two vehicles. The single garage, with an up-and-over door, has power and lighting.

Situation
Melksham is an historic former market town with a variety of shopping including a Waitrose, leisure and educational facilities, well served by good roads and is only 12 miles south of the M4 motorway. Trains run from Melksham Station to Swindon, Southampton, Frome and Cheltenham. Buses serve Bath, Chippenham, Devizes and Trowbridge. National Express Coaches run direct services to London. The Georgian city of Bath offers a wealth of cultural and recreational points interests and is only 13 miles to the west and Salisbury, 34 miles to the south. Communications in the area are excellent with train services to London Paddington from Chippenham, Pewsey and Westbury. The M3 /4 also gives easy access to the motorway network and to Heathrow and Gatwick airports.

Property information
Mains Services

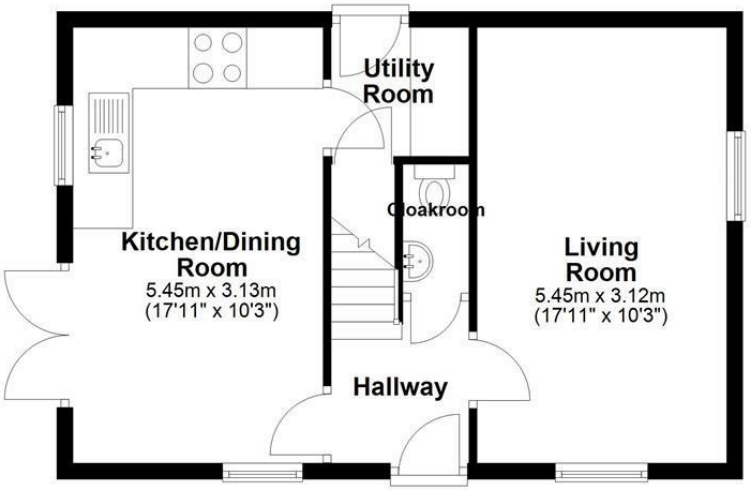
Council Tax Band: D

Freehold

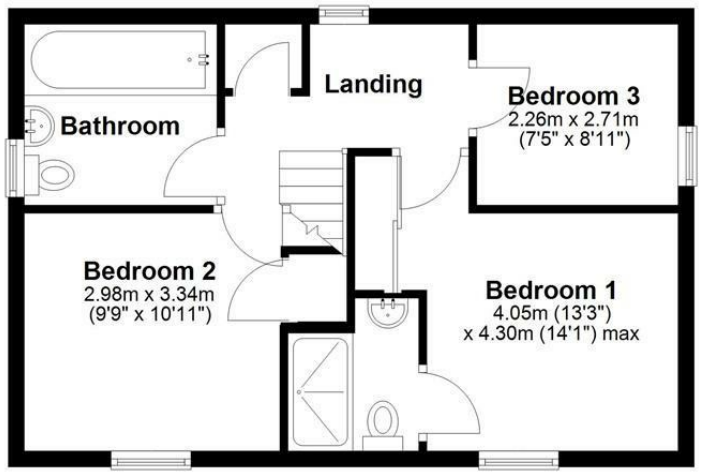
Gas Central Heating

EPC Rating B

Ground Floor



First Floor



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