



**Basil Drive, Melksham, SN12 6LT**  
Melksham

Guide Price  
**£485,000**

**Bedrooms: 4 | Bathrooms: 3 | Receptions: 2**

Welcome to Basil Drive, an attractive and well maintained four bedroom detached home, built just three years ago by David Wilson Homes and located on the popular Acorns development in Melksham. Designed to the sought-after "Holden" layout, this property offers spacious accommodation throughout, along with a beautifully landscaped garden, driveway parking, and a single garage.

**The Property** - The ground floor opens into a welcoming entrance hallway with stairs leading to the first floor. Beneath the staircase is a convenient WC and useful storage cupboard. From the hallway, there is access to a generous living room, a separate office, and a bright open plan kitchen/diner at the rear.

The front-facing office is well proportioned and enjoys views over the front garden, making it an ideal workspace. Opposite, the living room (measuring approximately 12'2" x 17'7", excluding the bay window) offers ample space for furnishings and is filled with natural light thanks to the feature bay window.

To the rear, the heart of the home is the impressive open-plan kitchen/diner. The kitchen features neutral cabinetry paired with marble worktops and includes a range of wall and base units. Integrated appliances comprise a fridge freezer, double oven, five-ring gas hob with extractor, dishwasher, and a stainless steel sink.

Upstairs, the first floor hosts four generously sized double bedrooms. The principal bedroom benefits from built-in wardrobes and an ensuite shower room. The remaining three bedrooms are served by a four piece family bathroom.

**The Grounds** - To the front, a neatly landscaped, low-maintenance garden with lawn and young trees enhances the home's kerb appeal. A driveway runs alongside the property, providing tandem parking for approximately two to three vehicles, in addition to the single garage.

The rear garden has been thoughtfully designed by the current owners to create a private outdoor retreat. It features a dedicated dining area, a separate seating space, mature planted borders, and a central lawn.

**The Location** - Melksham is an historic market town located in beautiful rural Wiltshire situated on the banks of the River Avon. Melksham appears in the Doonsday Book and its prosperity was founded on agriculture and the woollen cloth industry. Today, the population is around 23,000. The town centre has a beautiful historic quarter where St Michael & All Angels Church, Canon Square and Church Walk are located. Melksham is approximately 9 miles to Chippenham Railway Station where there are regular services to London Paddington, Bath Spa and Bristol Temple Meads.

#### **Property Information -**

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

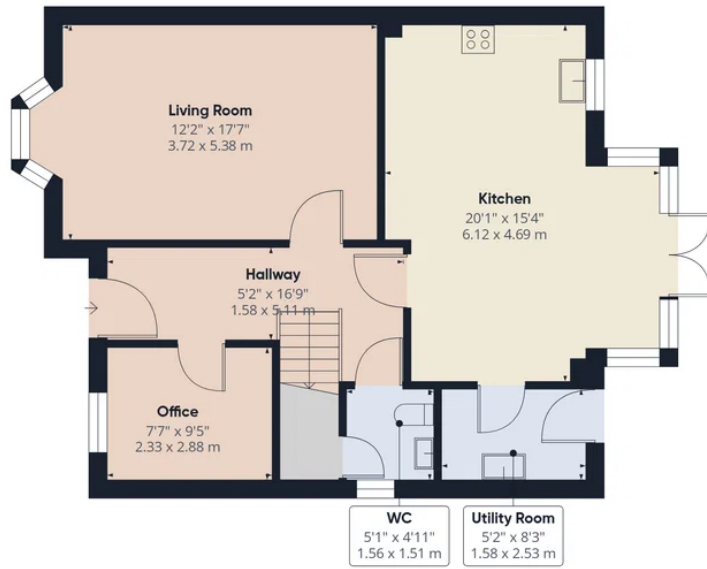
Wiltshire Council Tax - Band E

Tenure - Freehold

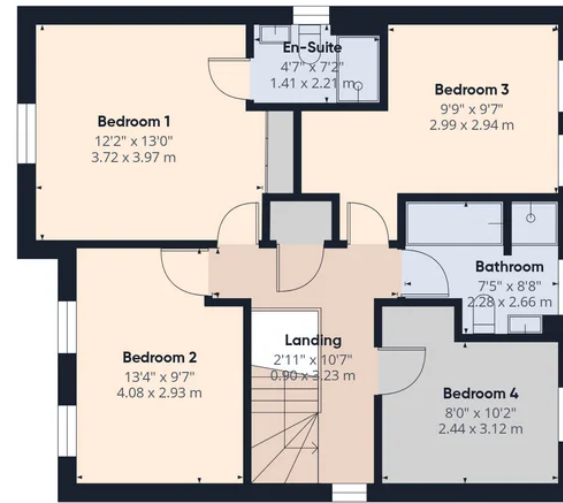
Management fee - (Approx) £300 PA



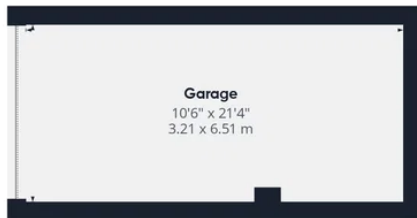




Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>

1651 ft<sup>2</sup>  
153.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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