



## 16 Telford Drive , Melksham, SN12 6GF

Lock and Key independent estate agents are pleased to offer this attractive, truly immaculate (with many high end upgrades) four bed detached property situated on the favoured southern side of town built by the highly regarded Bellway Homes to their Lilac design. Based on two floors the accommodation comprises, a welcoming entrance hall, cloakroom, useful study, and a light & airy box bay window living room. Across the hall is a beautiful kitchen / dining room combining a wonderful space to entertain friends and family and a useful utility. Upstairs there are four bedrooms off a light galleried landing and the en-suite and family bathroom complete this beautifully.

Externally the feeling of space continues with a fully size enclosed rear garden and rear gate access to the driveway ( for two vehicles ) and garage with roller door and eaves storage. Additional features include double glazing and gas heating. Countryside walks and wildlife areas wrap around this charming development and its convenient to our cherish Kennet & Avon canal links on the very fringe at Semington. Viewing is strongly recommended.

**£425,000**

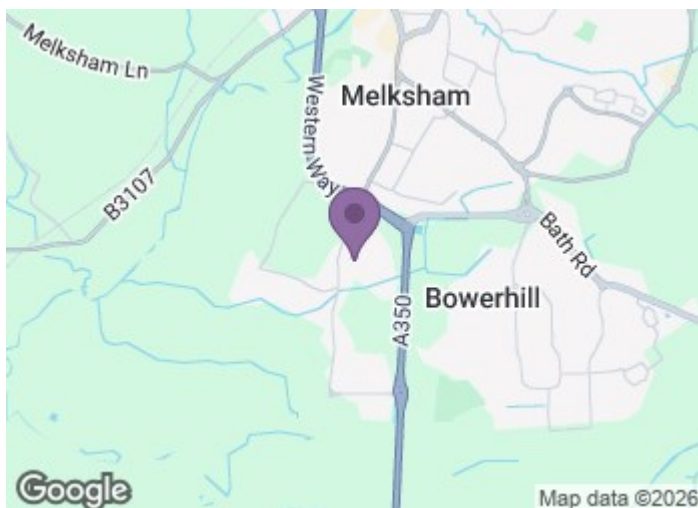
# 16 Telford Drive

, Melksham, SN12 6GF



- Truly Immaculate, Attractive And Spacious
- Welcoming Ent Hall, Cloakroom, En-Suite & Bathroom
- Amenities, Green Spaces, Canal and Countryside Walk On Fringe
- Convenient To Local Amenities, Transport Links, Green Spaces & Countryside
- Superb Bellway Home By Their Lilac Design
- Utility Room, Useful Study & Box Bay Living Room
- Enclosed Rear Garden
- Executive Style, Detached & Four Bedrooms
- Superb Fitted Kitchen / Dining Room & Appliances
- Garage With Power Connected & Parking

## Situation



## Directions



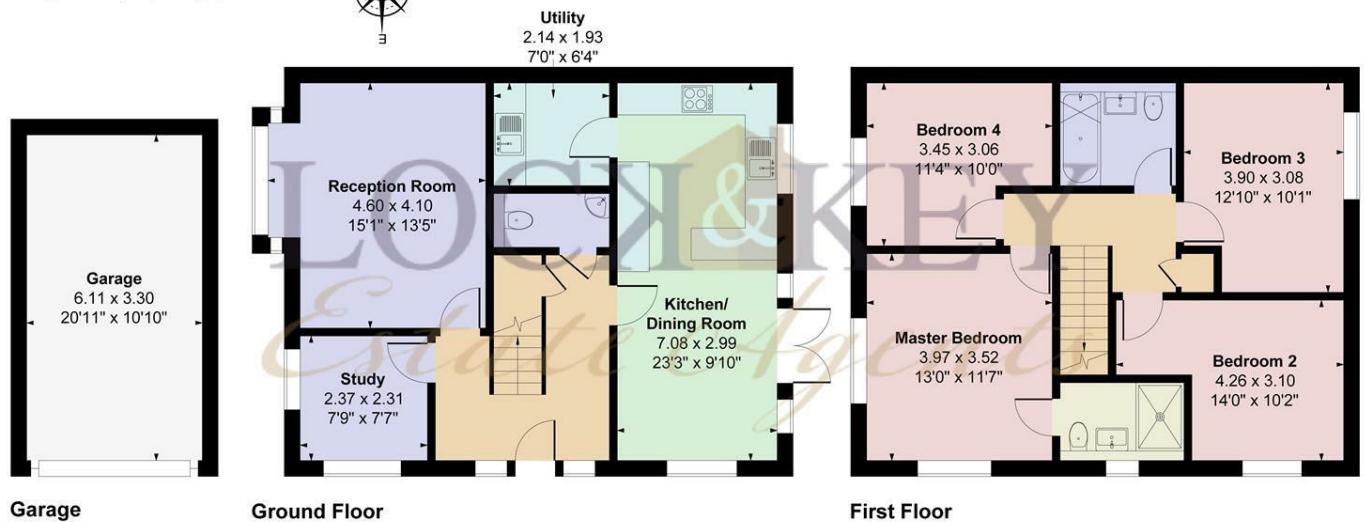
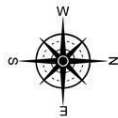
Tel: 01225 707342

Email: [info@homesinmelksham.co.uk](mailto:info@homesinmelksham.co.uk)  
[www.homesinmelksham.co.uk](http://www.homesinmelksham.co.uk)

## Floor Plan

### Telford Drive, Melksham, SN12 6GF

Approximate Gross Internal Area  
 Total = 147 sq m (1583 sq ft)  
 Main House = 127 sq m (1366 sq ft)  
 Garage = 20 sq m (217 sq ft)



© Meyer Energy 2026. Drawn to RICS guidelines. Not drawn to scale.  
 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
 All measurements and areas are approximate and should not be relied on as a statement of fact.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	