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# Woodrow Road, Melksham

Guide Price £260,000

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This beautifully presented two/three bedroom detached home is situated in a popular location on the outskirts of Melksham, enjoying close proximity to open countryside while remaining conveniently located for the town centre, schools, and a wide range of local amenities.

The well proportioned accommodation is perfectly suited to modern living and briefly comprises an entrance hall with a downstairs cloakroom and a light filled, spacious sitting room which flows seamlessly into a generous kitchen/dining room. Featuring a built in oven, hob, and dishwasher, this impressive space provides the ideal setting for both everyday family life and entertaining guests.

On the first floor, a bright and airy landing leads to two double bedrooms, one of which benefits from a large walk in wardrobe. A versatile third room offers flexibility as a nursery, home office, dressing room, or occasional bedroom. A family bathroom completes the first floor accommodation.

Externally, the property enjoys a fully enclosed and private 'Westerly' facing rear garden, thoughtfully designed for ease of maintenance. To the front a driveway provides off road parking.

Occupying an enviable location close to open countryside, the property offers easy access to a variety of scenic walks, including routes towards Bowden Hill and the picturesque National Trust village of Lacock, renowned for its historic charm, beautiful period architecture, and idyllic surroundings.

### Property Information

Freehold

Council Tax Band; B

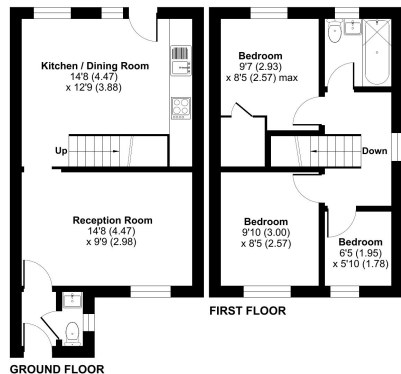
Gas Fired Central Heating

EPC Rating; C



Woodrow Road, Melksham, SN12

Approximate Area = 702 sq ft / 65.2 sq m  
For information only - Not to scale



These plans produced in accordance with RICS Property Measurement Standards incorporating General Property Measurement Standards (IPMS) (November 2018). © Robinson 2024. Produced by our Agent (SOL) - 822 - 1472282

- Please Quote Reference SW0341
- Popular Edge Of Town Location
- Close To Countryside & Local Amenities
- Detached Property
- Two / Three Bedrooms
- Sitting Room & Large Kitchen/Dining Room
- Family Bathroom & Downstairs Cloakroom
- Westerly Facing Rear Garden
- Driveway Parking To Front
- Viewing Highly Recommended



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