



Alder Way

Melksham, Wiltshire SN12 6UL

- Four generous bedrooms
 - En-suite
- Low maintenance garden
 - Near primary school
- Nicely presented throughout
- Detached
- Driveway parking & garage
- Walking distance to amenities
- Popular location

£390,000 Freehold



Hall

External door and window to front elevation, radiator, stairs to first floor and door to living room.

Living Room

15'0" x 15'8"

Box window to front elevation, radiator, opening to dining area, door leading to inner hallway.

Dining Room

8'7" x 8'11"

Radiator, bi-fold door opening to enclosed rear garden, opening to kitchen area.

Kitchen

8'7" x 14'8"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, integrated dishwasher, space for American style fridge/freezer and washing machine, fitted electric fan assisted oven, five ring gas hob, two windows to rear elevation and side door to enclosed rear garden



WC

Window to side elevation, fitted with two piece suite comprising wash hand basin and WC, radiator.

Inner hallway

Door to WC.

Bedroom One

11'10" x 12'9"

Built in wardrobe, radiator and door to en-suite.

En-suite

Fitted with three piece suite comprising shower enclosure, wash hand basin and WC, window to front elevation and heated towel rail.

Bedroom Two

14'1" x 8'3"

Window to front elevation, built in wardrobe and radiator.

Bedroom Three

11'10" x 9'1"

Window to rear elevation, built in wardrobe and radiator.

Bedroom Four

9'11" x 8'1"

Window to rear elevation and radiator.

Bathroom

Fitted with three piece suite comprising bath with shower over and glass

screen, wash hand basin and WC, window to rear elevation and heated towel rail.

Landing

Doors to bedrooms and bathroom, airing cupboard with hot water tank.

Garage

17'9" x 8'1"

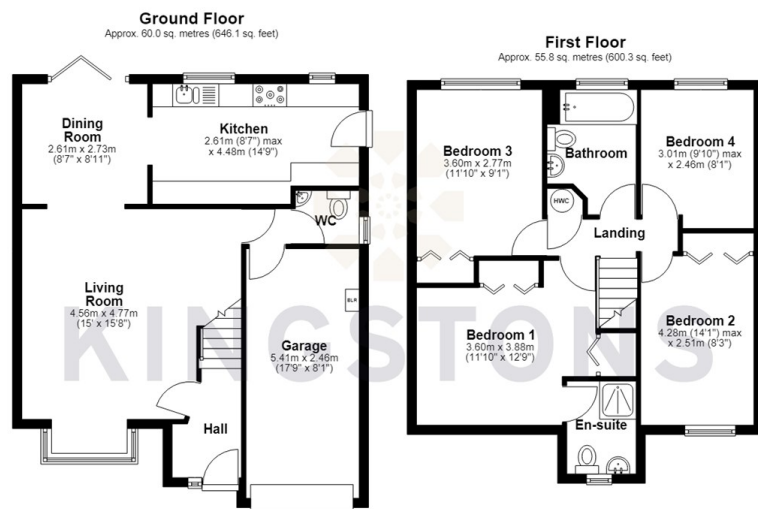
Electric roller up and over door and gas boiler.

Outside

Driveway parking for two to three vehicles. Fully enclosed rear garden with patio area and artificial grass with two sheds.



Local Authority **Wiltshire**
Council Tax Band **D**
EPC Rating



Total area: approx. 115.8 sq. metres (1246.4 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

