



**KINGSTONS**



## **Dunch Lane** Melksham SN12 8DX

- Vendor Suited
- Four bedrooms
  - Loft room
- Kitchen/diner at rear
- Close to parks and walks
- Generous garden
- Two reception rooms
  - Popular location
- Near bus and train links

**Asking Price £375,000 Freehold**



## Location

### Porch

External door to front, windows to front and side elevations, door to garage and opening to hallway.

### Hallway

Radiators, stairs to first floor, storage cupboard and doors to living room, study, WC and kitchen/diner.

### Living Room

22'1" x 12'11"

Window to front elevation, radiator and double doors to kitchen/diner.

### Kitchen/Diner

7'11" x 27'9"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge/freezer, dishwasher and washing machine, fitted eye level double oven, four ring gas hob, window to rear elevation and open plan to garden room.



### **Garden Room**

Windows to side and rear elevation, radiator and double door to garden.

### **Snug**

11'6" x 9'5"

Window to side elevation and radiator.

### **WC**

Fitted with two piece suite comprising wash hand basin and WC with radiator.

### **Landing**

Doors to bedrooms and bathroom with bi-fold door to stairs to loft room.

### **Bedroom One**

10'5" x 12'11"

Window to front elevation, fitted wardrobes, radiator and bi-fold 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**

11'5" x 12'1"

Window to rear elevation, storage cupboard and radiator.

### **Bedroom Three**

10'8" x 9'8"

Window to front elevation and radiator.

### **Bedroom Four**

7'9" x 9'5"

Window to rear elevation and radiator.

### **Bathroom**

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

### **Loft Room**

9'10" x 22'3"

Skylight, access to eaves storage either side and door to loft storage room.

### **Loft Storage Room**

9'10" x 5'9"

Boiler and storage.

### **Garage**

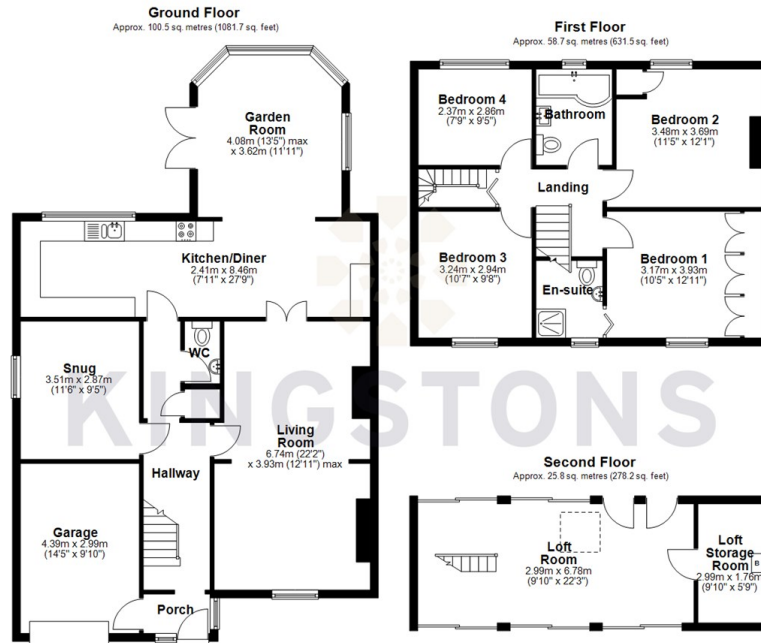
Electric roller door, power and light.

### **Outside**

Driveway parking for approximately two vehicles, enclosed rear garden with side access.



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



Total area: approx. 185.0 sq. metres (1991.4 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.