



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

Guide Price  
**£400,000**

**Bedrooms: 4 | Bathrooms: 3 | Receptions: 1**

Built by Bloor Homes in 2021, this truly stunning four bedroom detached family home is situated on the highly sought after Hunters Wood development.

Upon entering the property, you are welcomed into a spacious and inviting hallway, complete with useful storage cupboards and a convenient ground floor WC. From here, doors lead into the elegant living room, featuring a stylish media wall and French doors opening onto the beautifully landscaped, south-facing garden.

On the opposite side of the hallway, you will find a generous kitchen/dining room, A fantastic space for both entertaining and family meals.

To the first floor, there are two double bedrooms, with the main bedroom benefiting from Jack and Jill access to the family bathroom.

The second floor offers two further double bedrooms along with a modern shower room.

Externally, the property benefits from an enclosed, south-facing landscaped garden. To the rear, there is a single garage with an up-and-over door, power and lighting, as well as a driveway providing ample parking for two to three vehicles.

#### **Situation -**

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

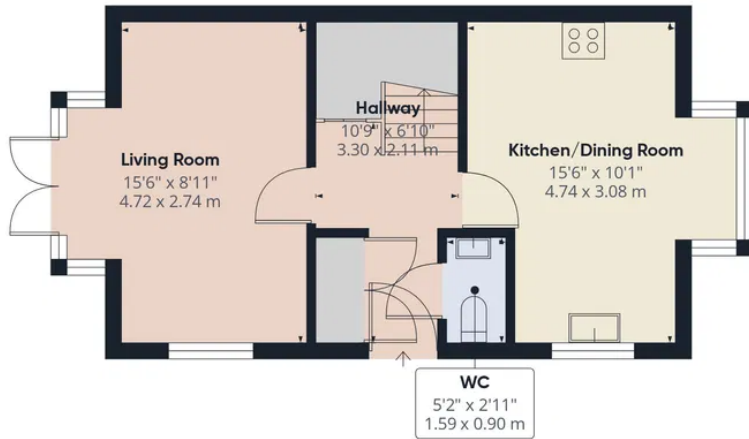
**Wiltshire Council Tax** - Band D

**Tenure** - Freehold

**Management fee** - (Approx) £300 PA



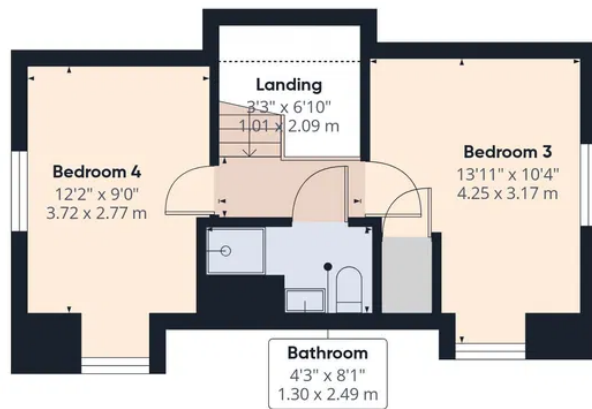




Ground Floor



First Floor



Second Floor

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

1109 ft<sup>2</sup>

103 m<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>

0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360

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