



Wrights
01225 755553

Murray Walk, Melksham, Wiltshire, SN12 7AZ

Offers in excess of
£325,000

Situation

The property is situated on the eastern side of the town, close to a range of local amenities which include a convenience store, veterinary surgery, launderette, hairdressers and a public house. Melksham town centre offers good shopping and leisure facilities including various shops and supermarkets, a fitness centre/swimming pool, library, cafes, restaurants and banks.

Neighbouring towns include Devizes, Corsham, Calne, Trowbridge, Bradford-on-Avon and Chippenham, and the World Heritage City of Bath is also just 14 miles away, famed for its shopping, period buildings and many places of cultural interest.



Brand new three bedroom property

Detached

End of cul-de-sac

High specification finish

Stunning Kitchen/Diner with bi-fold doors to the garden

Wet underfloor heating throughout the ground floor

Three double bedrooms

Contemporary en-suite and family bathroom

Driveway parking for several vehicles

Private rear garden



This exceptional brand new detached home is situated at the end of a cul-de-sac, in an established residential area with open countryside to the rear.

Finished to a high specification throughout, the spacious accommodation comprises an entrance hall, cloakroom, generous lounge and an impressive open plan kitchen/dining room with bi-fold doors opening onto the rear garden, creating an ideal space for modern family living and entertaining. Upstairs, there are three well proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a stylish family bathroom. The property will also benefit from the installation of solar panels, enhancing its energy efficiency and helping to reduce running costs.

Externally, the property enjoys an enclosed rear garden and driveway parking for several vehicles. The property is offered for sale with no onward chain.

The property comprises

Ground Floor

Entrance Hall

With composite front door and stairs to the first floor with storage cupboard under.

Cloakroom

With white suite comprising close coupled W.C and hand basin with vanity unit, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the front.

Lounge

13' 5" x 14' 3" (4.10m x 4.34m)

With inset ceiling spotlights and PVCu double glazed window to the front.

Kitchen/Diner

20' 10" x 11' 11" (6.36m x 3.64m)

With a range of eye level and base units, oak worktops with upstands, integrated eye level electric oven, induction hob with extractor hood over, space for washing machine and dishwasher, ceramic sink and drainer unit, inset ceiling spotlights, PVCu double glazed window to the rear, PVCu door to the side and PVCu bi fold doors opening to the rear garden.

First Floor

Landing

With loft access and PVCu double glazed window to the side.

Bedroom 1

11' 5" x 11' 8" (3.49m x 3.55m)

With wall mounted electric heater, inset ceiling spotlights and PVCu double glazed window to the rear.

En-suite

With white suite comprising shower enclosure with mains rainfall shower, hand basin with vanity unit and close coupled W.C, heated towel rail, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the rear.

Bedroom 2

13' 0" x 10' 10" (3.96m x 3.29m)

With wall mounted electric heater and PVCu double glazed window to the front.

Bedroom 3

9' 2" x 12' 2" (2.80m x 3.71m)

With wall mounted electric heater and PVCu double glazed window to the rear.

Bathroom

With white suite comprising bath with mains rainfall shower over, hand basin with vanity unit and close coupled W.C, heated towel rail, inset ceiling spotlights and PVCu double glazed window to the side.

Externally

To the front

The property is approached via a generous block paved driveway providing off-road parking for several vehicles. A gravelled area sits to the front of the property, while pedestrian access is available to both sides, leading to the rear garden.

To the rear

The enclosed rear garden enjoys a good degree of privacy and provides an excellent space for outdoor living and entertaining. A generous raised paved terrace adjoins the property, ideal for alfresco dining, with steps leading down to a level lawn. The garden is enclosed by timber fencing and benefits from pedestrian access to both sides of the property.

Tenure

The property is sold as freehold.

Services

Mains electricity, water and drainage are connected. The ground floor benefits from wet underfloor heating powered by an electric boiler, while the first floor is heated by electric radiators. Please note that the Agent has not tested any appliances.

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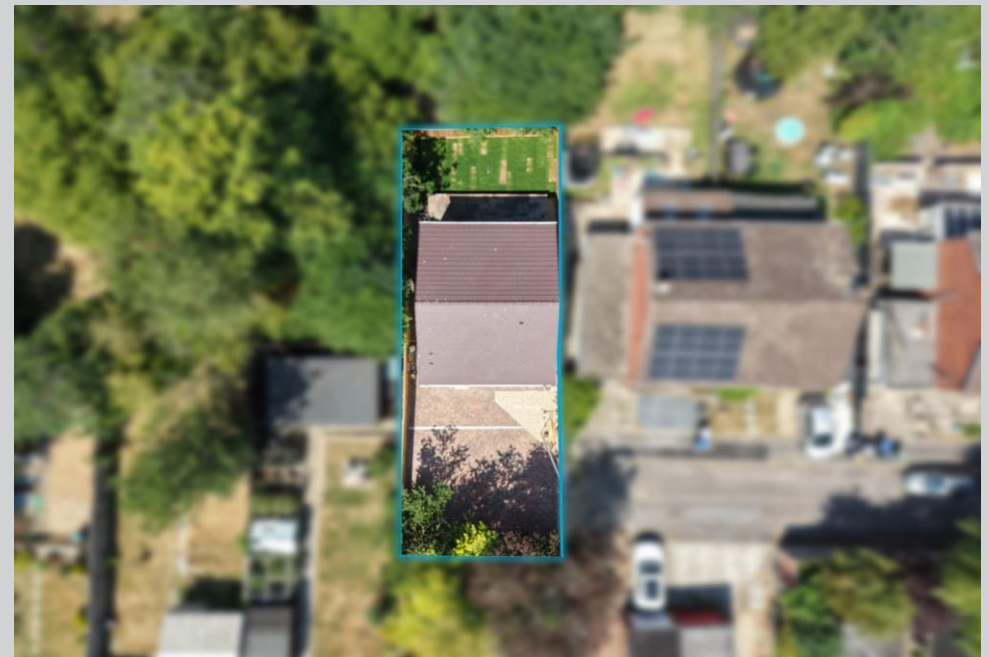
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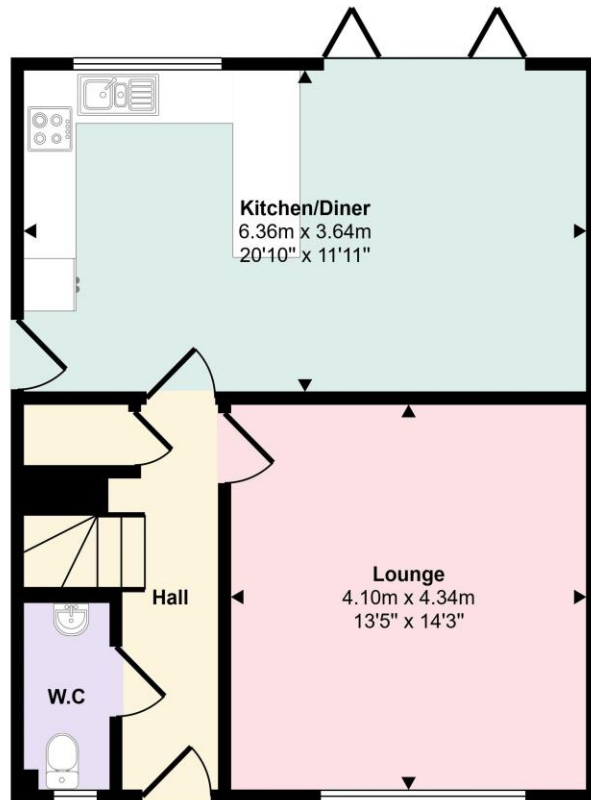


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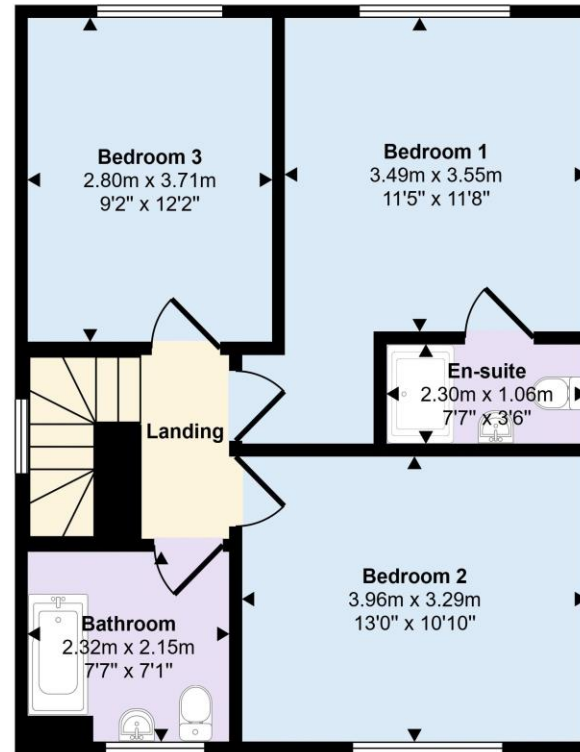
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Approx Gross Internal Area
105 sq m / 1127 sq ft

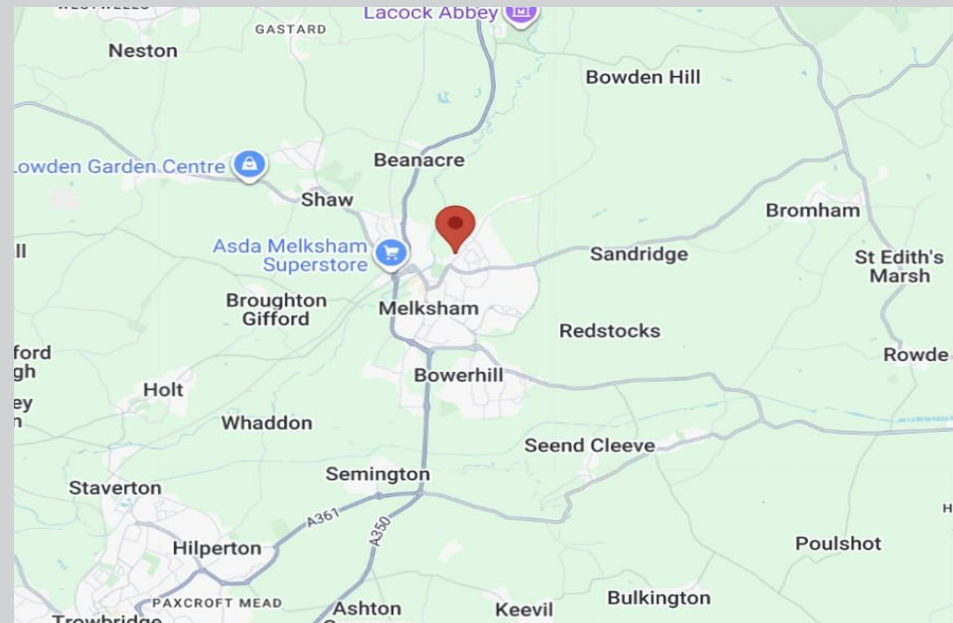
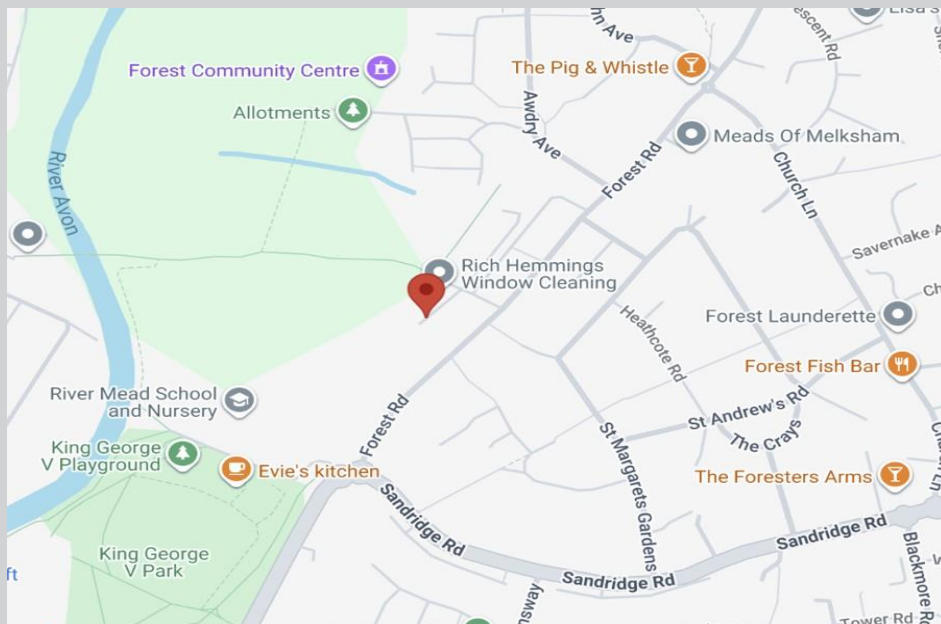


Ground Floor
Approx 52 sq m / 557 sq ft



First Floor
Approx 53 sq m / 570 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.