



📍 39 Blueberry Road, Melksham, Wiltshire, SN12 7FW

🏠 Guide Price £280,000

A very well-presented property situated in a quiet and family-friendly area. The home offers a comfortable living space ideal for modern lifestyles. Conveniently located, it benefits from easy access to local schools, shops, and amenities.

- Modern Well-Presented Family Home
- 3 Double Bedrooms principle with En-suite Room
- Close to Local Schools and Amenities
- Integral Single Garage Plus Driveway Parking
- Fully Enclosed Low Maintenance Rear Garden
- Gas Central Heating & Double Glazed Throughout
- Realistically Priced With Vendour Suited
- Quiet Residential Area Close to Local Amenities

🏠 Freehold

🏠 EPC Rating C



Located within a sought-after residential development, Blueberry Road presents an excellent opportunity to acquire a spacious and beautifully presented home, perfectly suited to modern family living. This attractive property enjoys a peaceful setting while remaining conveniently positioned for easy access to Melksham town centre, local schools, amenities, and transport links. Upon entering the property, you are welcomed by a bright and inviting hallway, setting the tone for the rest of the home. The house benefits from access to the garage directly from the hallway. The contemporary kitchen/dining space provides ample storage and direct access to the rear garden, seamlessly blending indoor and outdoor living. To the first floor is the generously sized living room, with French Doors opening onto a Juliet Balcony overlooking the garden. To the front is a double bedroom. On the second floor is the master bedroom, with an ensuite, the modern family bathroom and a further double bedroom. Early viewing recommended

Situation

Melksham is an historic former market town with a variety of shopping including a Waitrose, leisure and educational facilities, well served by good roads and is only 12 miles south of the M4 motorway. Trains run from Melksham Station to Swindon, Southampton, Frome and Cheltenham. Buses serve Bath, Chippenham, Devizes and Trowbridge. National Express Coaches run direct services to London. The Georgian city of Bath offers a wealth of cultural and recreational points interests and is only 13 miles to the west and Salisbury, 34 miles to the south. Communications in the area are excellent with train services to London Paddington from Chippenham, Pewsey and Westbury. The M3 /4 also gives easy access to the motorway network and to Heathrow and Gatwick airports.

Property Information

Mains Services

Council Tax Band: C

Freehold

Gas Central Heating

EPC Rating C

Garage & Driveway Parking



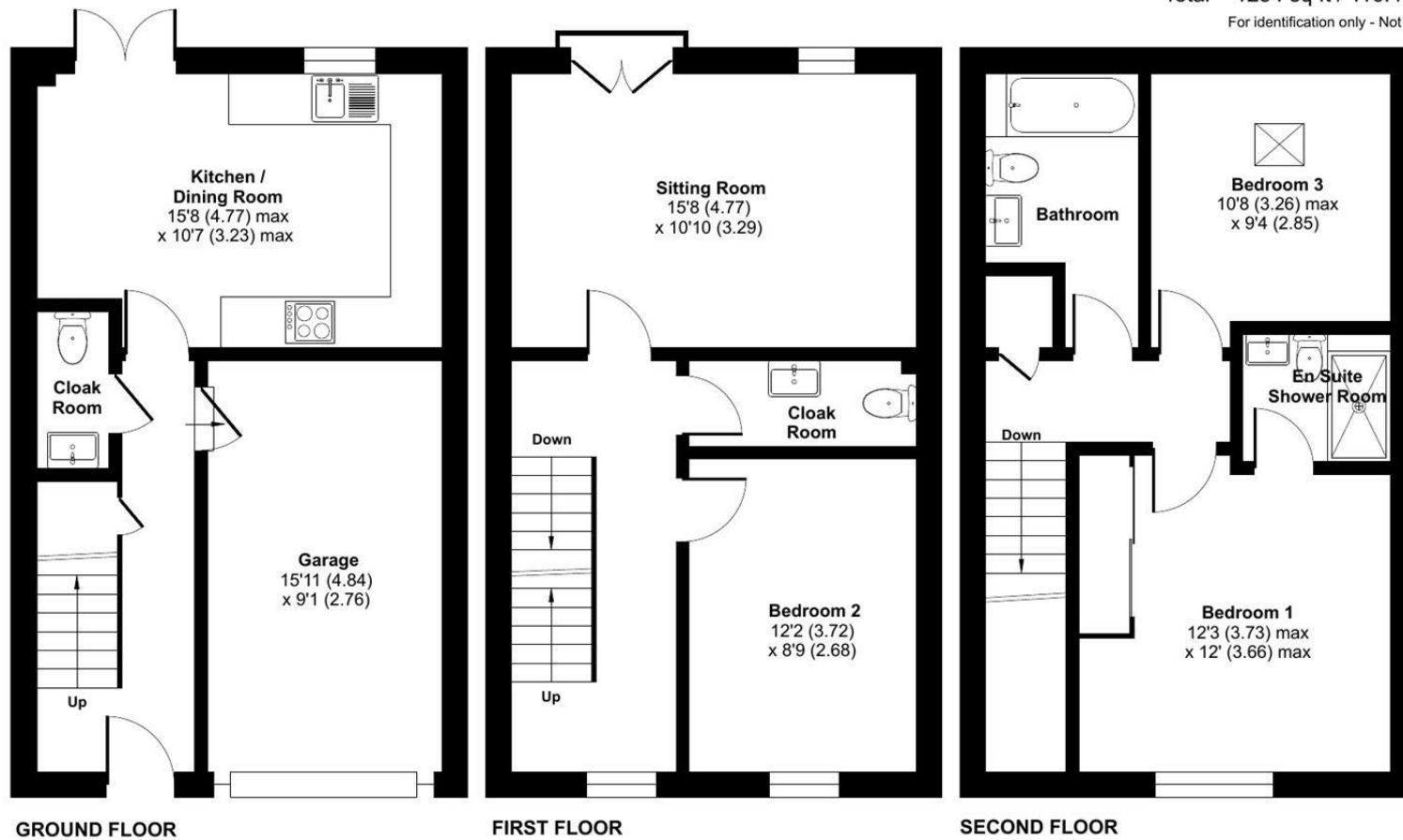
Blueberry Road, Melksham, SN12

Approximate Area = 1110 sq ft / 103.1 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1254 sq ft / 116.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Strakers. REF: 1497968

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.