



50 Bader Park, Melksham, SN12 6UF
Guide Price £475,000

DANIEL JONES
— PROPERTIES —

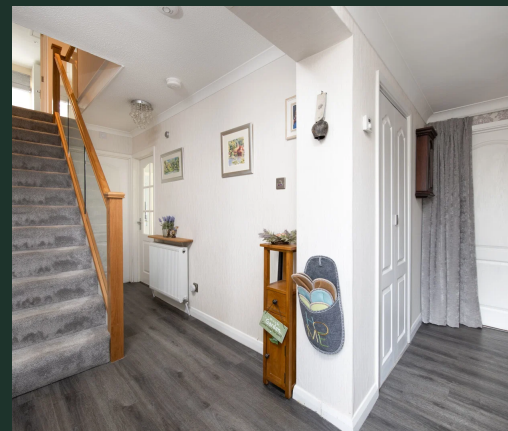


Bedrooms: 5
Bathrooms: 3
Receptions: 3

Nestled in a peaceful, sought-after cul-de-sac close to local amenities, this link-detached home is approached via a gated entrance with generous private parking on the block-paved driveway.

A welcoming lobby with storage leads to a spacious home office, which could also serve as a playroom or fifth bedroom, enjoying views over the rear garden. The bay-fronted sitting room features a wood-burning stove, while the impressive semi-open-plan kitchen/dining room provides a superb social space with Quartz worktops, extensive storage, two Neff Slide-and-Hide ovens, five-burner hob, dishwasher and space for an American-style fridge-freezer. Natural light floods the room through numerous windows, Velux skylights and glazed doors opening onto the garden. A large extension houses a utility room / second kitchen offering further Quartz worktops and storage, an AEG fridge-freezer, microwave grill, plate-warming drawer and plumbing for a washing machine. The extension on the ground floor also incorporates a generous family room/sixth bedroom with independent side access as well as easy access to the high-quality ground floor shower room, providing excellent flexibility for a dependent relative, lodger or additional living space.

Upstairs are four well-proportioned bedrooms, a dressing room, en suite bathroom and family bathroom. The main bedroom benefits from a fitted dressing room and stylish en suite with a walk-in shower, freestanding bath, vanity storage and heated towel rail. Two further double bedrooms feature fitted wardrobes, with one having air conditioning, while the fourth is a useful single bedroom.



Outside, the level and beautifully landscaped south-westerly facing garden offers excellent privacy, raised planting beds, a large patio for entertaining, pergola-covered dining area and lawn bordered by mature planting. Wide secure side access leads to bin storage area, a timber summer house, external power and water supplies, plus space for bicycles and garden equipment.

Melksham offers independent shops, supermarkets, a railway station and a range of good schools, with countryside walks and sporting facilities nearby. The M4 junction 17 and Chippenham mainline station provide convenient wider transport links, while the historic town of Corsham, with independent shops and National Trust sites, is around a 10-minute drive away.

Additional Information:

Tenure: Detached Freehold House

Council Tax Band: D

Current EPC Rating: C (76)

Potential EPC Rating: B (82)

Services:

Gas fired mains radiator central heating plus wood-burning stove.

Mains water supply.

Mains drainage.

Mains electricity supply.

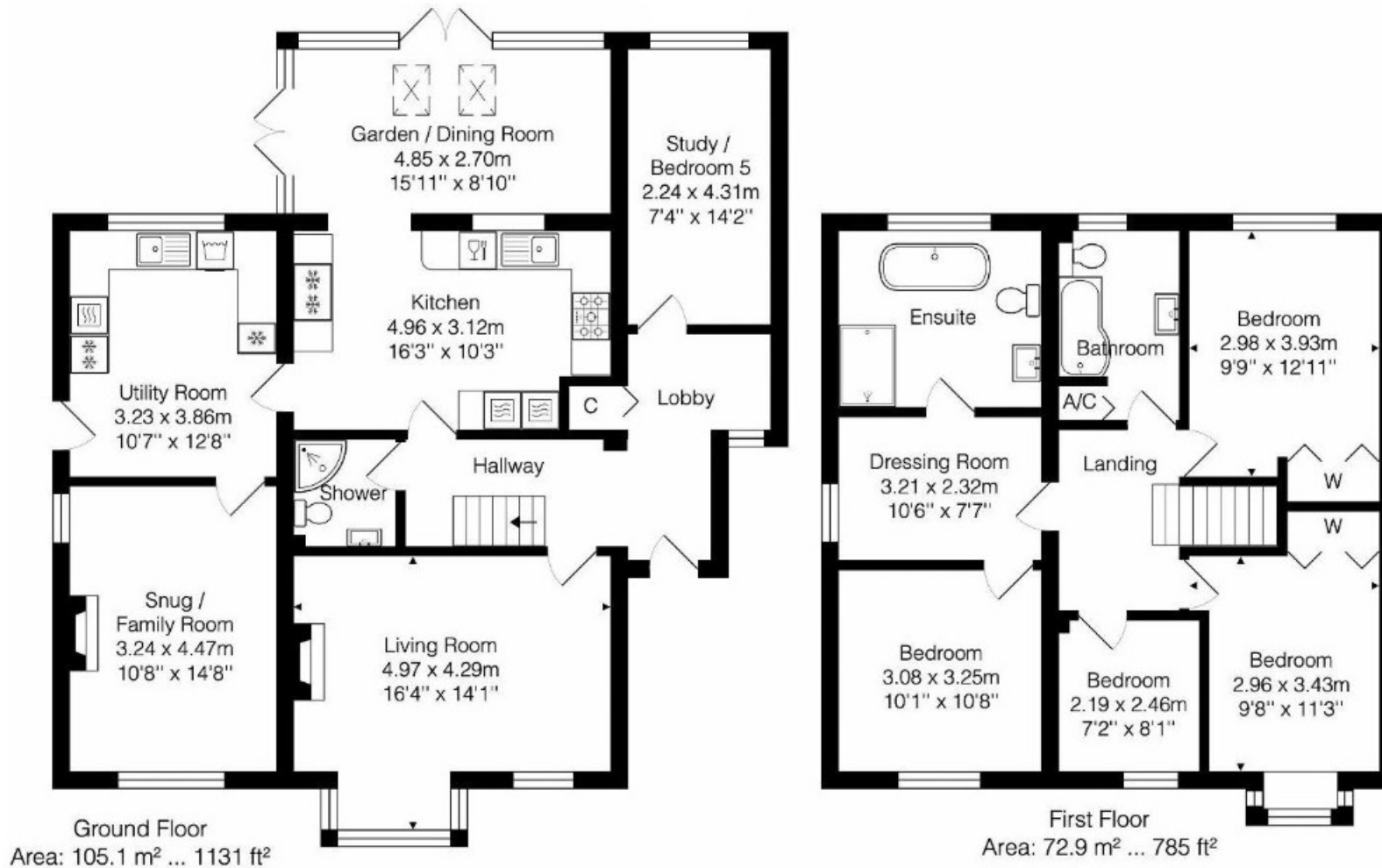
Double glazing throughout.

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Total Area: 178.0 m² ... 1916 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
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