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LOCK & KEY
Estate Agents



42 Barnwell Road , Melksham, SN12 7DG

Lock and Key independent estate agents are pleased to offer this quite stunning, extended and therefore spacious four bedroom detached family home combining generous proportions throughout with modern living and flexibility at its core. As you arrive, the frontage makes a welcoming impression, ample driveway provides parking for numerous vehicles, complemented by the garage. Stepping inside, a neat porchway and hall provides the space to leave coats and shoes, setting a practical tone for the family-friendly layout. The light & airy living room and the picture window bathes the room in natural light, creating a bright and inviting space for relaxation. From here, the home flows into the dining room area, and this lead into a fabulous family room with skylight and bi-fold doors that open up into another insulated covered area all designed for everyday family life as well as entertaining, making it a true heart-of-the-home setting. Its year-round usability makes it a genuine extension of the wonderful garden. There is no shortage of fitted cupboards and expansive worktop space in the beautiful kitchen with its integrated appliances, and a door and window looking out into and covered seated area and pretty garden. A downstairs WC completes this practical part of the layout. Upstairs, the property delivers again, with four immaculate bedrooms, with space for wardrobes and additional furniture without compromise. This makes the home perfectly suited to families with teenagers, visiting relatives, or those working from home. The en-suite to the master bedroom and family shower room is another standout, ideal for unwinding after a long day. Externally the garden is a highlight, generous in size and east-facing, it benefits from sunlight throughout the day, making it perfect summer entertaining, children's play, or gardening enthusiasts. With side access, useful shed and raised decking/seating. We can't speak highly enough of this property!

£395,000

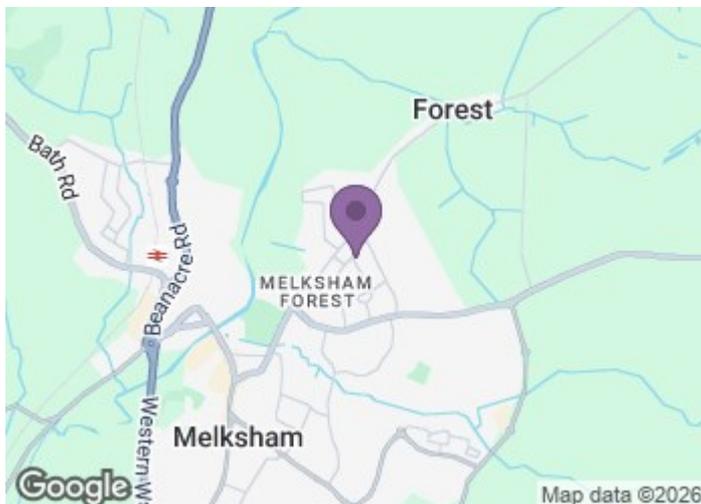
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- Quite Stunning, Extended & Spacious
- Parking For Numerous Vehicles
- Exquisite Dining Room & Family Room With Bi-Folds & Sky Light
- Generous & Pretty Rear Garden - Poential To Extend Further (STPP'S)
- Beautiful & Truly Immaculate Throughout
- Fabulous Kitchen & Appliances - Wow Factor Throughout
- Opening Into A Further Family Seating Area - Fully Insulated
- Four Bedroom Detached Family Home
- Light & Airy Living Room
- Cloakroom, Lovely En-Suite & Family Shower Room

Situation



Directions



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Floor Plan

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	