



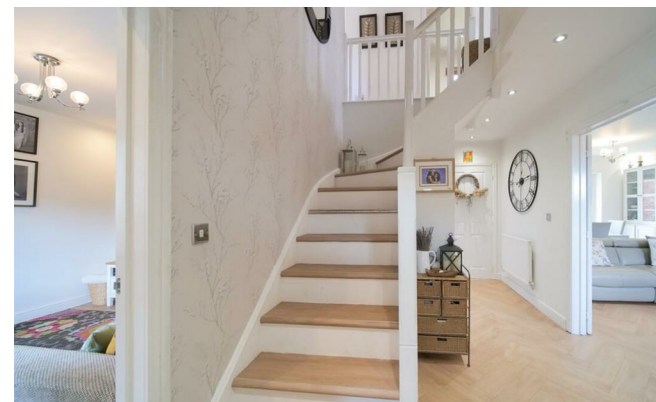
**KINGSTONS**



## **Lopes Close** , Melksham SN12 7GT

- Four spacious bedrooms
- Double garage included
- Spacious kitchen/diner
- Utility room for convenience
- Country walks nearby
- Two en-suite bathrooms
- Ample parking available
- Two reception rooms
- Located on town outskirts
- Vendor Suited

**£525,000**





## Location

### Hall

External door from front, stairs to first floor with understairs storage, radiator, doors to family room, kitchen/diner, WC and double doors to living room.

### Living Room

21'7" x 11'7"

Window to front elevation, two radiators and patio doors to garden.

### Kitchen/Diner

22'2" x 15'3"

Fitted with a matching range of base and eye level units with worktop space over, sink, integrated dishwasher, fitted oven and five ring gas hob, windows to side and rear elevations, two radiators, door to utility and patio doors to garden.

### Utility

6'9" x 5'8"

Fitted with a matching range of base and eye level units with worktop space over, sink, integrated washing machine, radiator and external door to garden.



### **Family Room**

12'1" x 10'9"

Window to front elevation, radiator and door to kitchen/diner.

### **WC**

5'3" x 3'10"

Fitted with a two piece suite comprising wash hand basin and WC, radiator and window to rear elevation.

### **Landing**

Doors to bedrooms and bathroom.

### **Main Bedroom**

12'8" x 15'3"

Windows to side and rear elevation, two radiators, fitted wardrobes and door to en-suite.

### **En-suite**

4'11" x 7'1"

Fitted with three piece suite comprising double shower cubicle, wash hand basin and WC, window to side elevation and heated towel rail.

### **Bedroom Two**

10'8" x 10'4"

Window to front elevation, fitted wardrobes, radiator and door to en-suite.

### **En-suite**

7'1" x 7'9"

Fitted with three piece suite comprising

double shower cubicle, wash hand basin and WC, window to front elevation and heated towel rail.

### **Bedroom Three**

12'1" x 10'11"

Window to front elevation, fitted wardrobes and radiator.

### **Bedroom Four**

10'8" x 10'4"

Window to rear elevation and radiator.

### **Bathroom**

6'2" x 6'7"

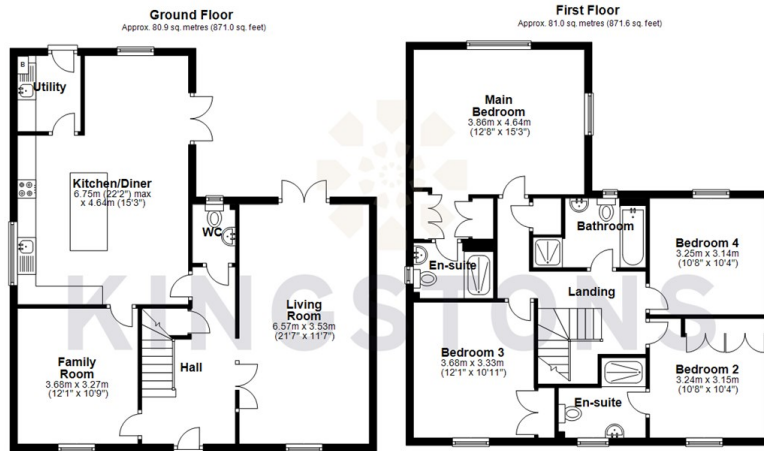
Fitted with four piece suite comprising bath with separate shower cubicle, wash hand basin and WC, window to rear elevation and radiator.

### **Outside**

Double garage with ample parking. Side access with enclosed rear garden.



Local Authority **Wiltshire**  
Council Tax Band **E**  
EPC Rating **C**



Total area: approx. 161.9 sq. metres (1742.6 sq. feet)



  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.