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**LOCK & KEY**  
*Estate Agents*



## 93 Skylark Road , Melksham, SN12 7FQ

Lock and Key independent estate agents are pleased to offer this attractive and spacious five bed detached family home property built by Taylor Wimpey situated convenient to amenities including the highly thought of Forest & Sandridge school (Outstanding Ofsted) going out on the eastern edge of the town. The accommodation is arranged over three floors and comprises a welcoming entrance hall, useful study, cloakroom/utility, living room with double doors opening to a fabulous 25ft kitchen / dining room on the ground floor. To the first floor there is a good size main bedroom with an en suite shower room, two further bedrooms and family bathroom. Two more double bedrooms and a shower room is on the second floor. Additional features include gas heating and double glazing. Externally there is garage, parking and an enclosed low maintenance rear garden. Viewing is strongly recommended.

**£410,000**

# 93 Skylark Road

, Melksham, SN12 7FQ



- Attractive, Detached & Spacious
  - Useful Study, Utility/Cloakroom
  - Enclosed Rear Garden
  - Close To Amenities
- Five Bedrooms
  - Living Room
  - Garage & Parking
- Two Shower Rooms & Bathroom
  - Fabulous 25' Ft Kitchen / Dining Room
  - Good Living Proportions

## Situation

## Accommodation

## Entrance Hall

## Useful Study

7'1 x 6'5 (2.16m x 1.96m)

## Cloakroom / Utility

## Living Room

13'05" x 12'03" (4.09 x 3.73)

## Kitchen / Dining Room

25'08" x 10'03" (7.82 x 3.12)

## First Floor Landing

## Bedroom One

17'03" x 9'09" (5.26 x 2.97)

## En-Suite

## Bedroom Two

10'11" x 8'05" (3.33 x 2.57)

## Bedroom Three

12'01" max x 8'05" (3.68 max x 2.57)

## Family Bathroom

## Second Floor Landing

## Bedroom Four

15'07" max x 12'04" (4.75 max x 3.76)

## Shower Room

## Bedroom Five

15'08" max x 9'08" (4.78 max x 2.95)

## Externally

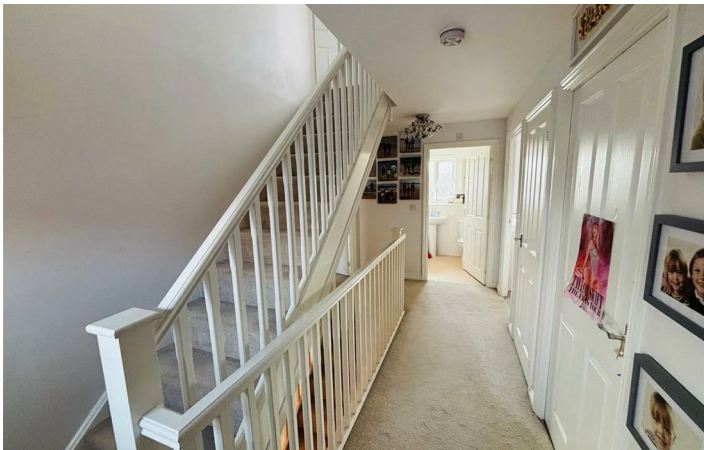
## Garage & Parking

## Rear Garden

## Directions



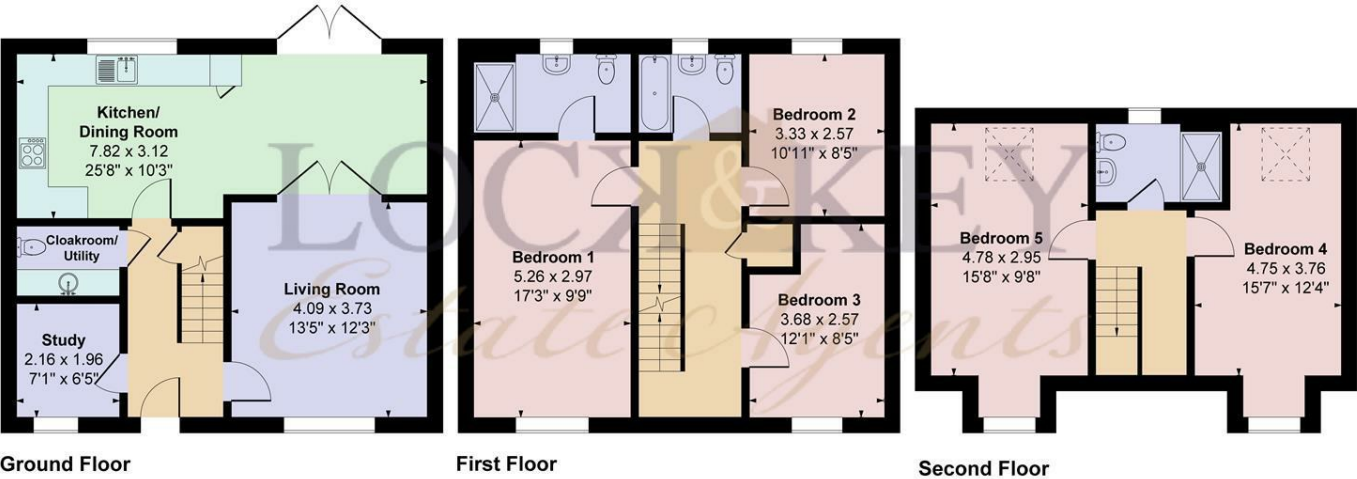
## Directions



Floor Plan

Skylark Road, Melksham, SN12 7FQ

Approximate Gross Internal Area  
Main House = 147 sq m (1585 sq ft)



© Meyer Energy 2025. Drawn to RICS guidelines. Not drawn to scale.  
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
All measurements and areas are approximate and should not be relied on as a statement of fact.

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 firms 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) <b>A</b>                          |         | 90        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 80      |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |