

Wrights
01225 755553

Cranesbill Road, Melksham, Wiltshire, SN12 7GN

Offers in Excess of £265,

This well presented modern three bedroom home is situated on a popular residential development in Melksham.

The accommodation comprises an entrance hall, spacious lounge, cloakroom and a generous kitchen/dining room with French doors opening onto the rear garden, creating an excellent space for modern family living and entertaining. Upstairs, there are three bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a family bathroom.

Externally, the property enjoys an enclosed rear garden, garage and driveway parking.



Modern three bedroom home

Popular residential development

Spacious lounge

Kitchen/dining room with French doors to the rear garden

Ground floor cloakroom

Situation

Cranesbill Road forms part of a popular modern development on the eastern side of Melksham. The property is conveniently situated within easy reach of local amenities including a convenience store, primary school, public house and open green spaces, while Melksham town centre offers a wider range of shopping, leisure and everyday facilities.

Excellent transport links are nearby, with easy access to the A350 and regular rail services from Melksham railway station.

Principal bedroom with en-suite shower room

Modern family bathroom

Gas central heating and PVCu double glazing

Enclosed rear garden

Garage and driveway parking



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The property comprises

Ground Floor

Entrance Hall
With composite front door, radiator and stairs to the first floor.

Lounge
11' 9" x 14' 4" (3.58m x 4.37m) max
With two radiators, storage cupboard under the stairs and PVCu double glazed window to the front.

Kitchen/Diner
11' 6" x 11' 7" (3.51m x 3.54m)
With a range of eye level and base units, wood effect laminate worktops with upstands, integrated electric oven and ceramic hob with extractor hood over, integrated dishwasher and fridge/freezer, one and a half bowl sink and drainer unit, space for washing machine, cupboard housing gas combi boiler, radiator, PVCu double glazed windows to the rear and PVCu french doors opening onto the rear garden.

Cloakroom
With white suite comprising close coupled W.C and hand basin, radiator and extractor fan.

First Floor

Landing
With two built in storage cupboards.

Bedroom 1
8' 3" x 8' 11" (2.51m x 2.72m)
With radiator, built in wardrobe and PVCu double glazed window to the front.

En-suite
4' 6" x 6' 6" (1.37m x 1.98m)
With white suite comprising shower enclosure with electric shower, close coupled W.C and hand basin, heated towel rail, inset ceiling spotlights and extractor fan.

Bedroom 2
8' 6" x 9' 9" (2.59m x 2.97m)
With radiator and PVCu double glazed window to the rear.

Bedroom 3
6' 2" x 7' 5" (1.89m x 2.25m)
With radiator and PVCu double glazed window to the rear.

Bathroom
6' 2" x 6' 1" (1.88m x 1.85m)
With white suite comprising bath with shower attachment, close coupled W.C and hand basin, heated towel rail, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the front.

Externally

Rear Garden
The enclosed rear garden is laid mainly to lawn with a paved patio adjoining the property, providing an ideal space for outdoor seating and entertaining. The garden is enclosed by timber fencing and also benefits from a timber shed and gated rear access.

Garage and parking
8' 5" x 16' 11" (2.57m x 5.16m)
Single garage with up and over door to the front. Off road parking for one vehicle in front.

Tenure
The property is sold as freehold.

Council tax
The property is currently in council tax band C.

EPC rating
The EPC rating is C (75), with a potential for B (86).

Services
Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband
Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1800Mbps

Mobile phone coverage
Outdoor coverage is likely - source Ofcom.

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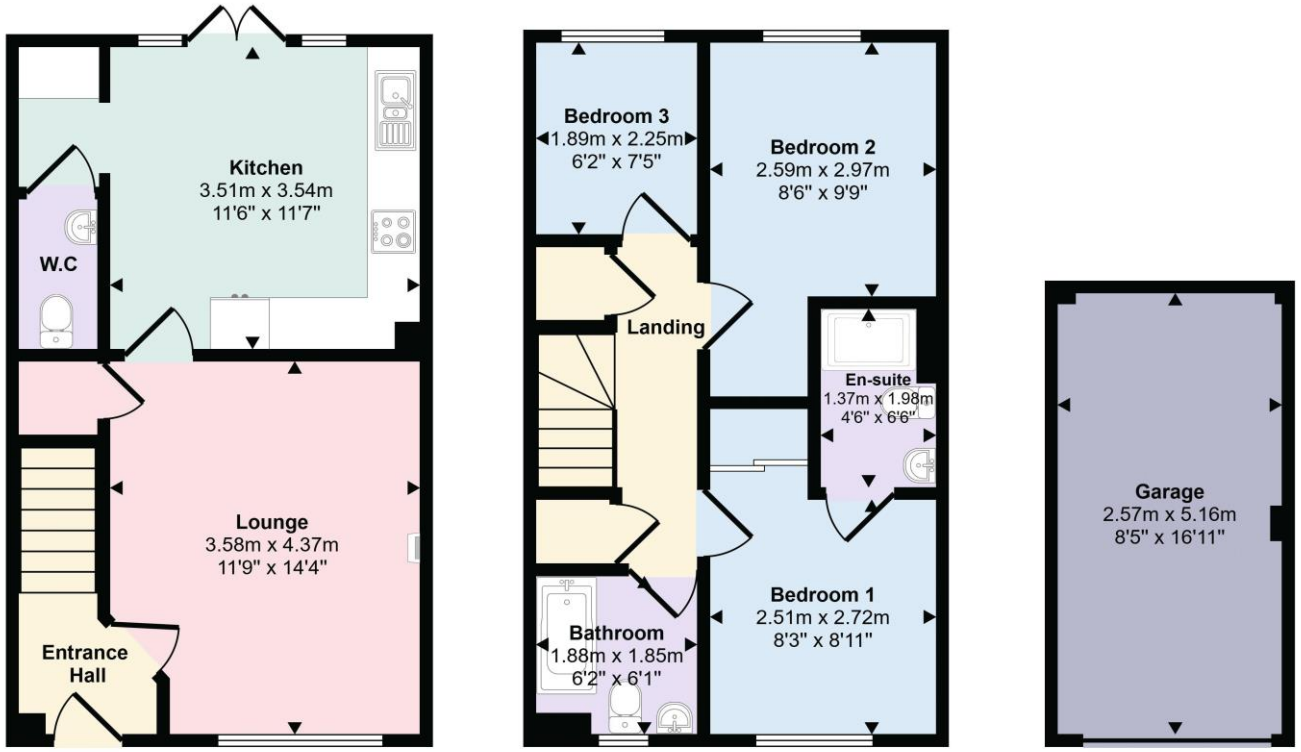

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Approx Gross Internal Area
87 sq m / 936 sq ft



Ground Floor
Approx 37 sq m / 397 sq ft

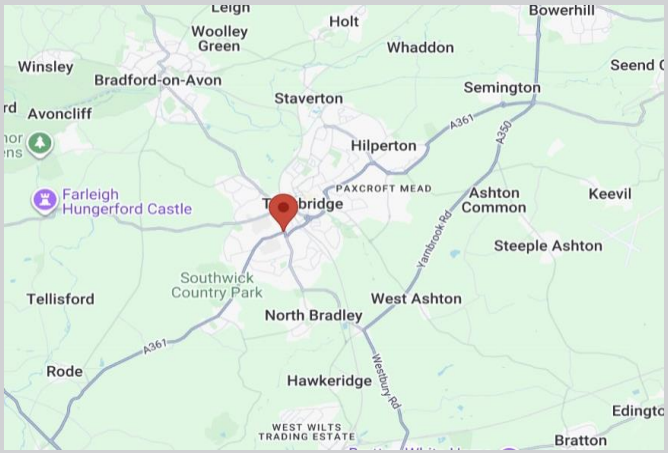
First Floor
Approx 37 sq m / 396 sq ft

Garage
Approx 13 sq m / 143 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.




Cranesbill Play Area
Snarlton Ln
Forest and Sandridge Primary School
Eastern Way
Energym Fitness
Co-op Food - Melksham - Cranesbill Road
Timber Tack
T & J Stainer Limited
Water Meadow
UK Food Machinery
FD Luxury Children's Wear
Eastern Way
Eastern Way


Leigh
Holt
Bowerhill
Woolley Green
Whaddon
Winsley
Bradford-on-Avon
Semington
Staverton
Avoncliff
Hilperton
A361
A350
Farleigh Hungerford Castle
PAXCROFT MEAD
Ashton Common
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