



📍 115 Skylark Road, Melksham, Wiltshire, SN12 7FQ

🏠 Guide Price £450,000

A modern and well-presented four-bedroom detached home in a sought-after location. Benefits include off-street parking, single garage and a generous rear garden. Ideal for comfortable, contemporary living.

- Detached
- Highly Sought After Location
- 4 Bedrooms
- Large Kitchen/Dining Room
- Utility
- Two Reception Rooms
- Large Garden
- Garage
- Off Street Parking
- Beautifully Presented Throughout

🏡 Freehold

🏠 EPC Rating C



Situated in a popular and well-established development on the outskirts of Melksham, this fantastic four-bedroom detached family home offers generous living space, a larger-than-average rear garden, off-street parking, and a single garage – making it the ideal choice for modern family life.

Upon entering, you're welcomed into a spacious entrance hall that sets the tone for the well-presented accommodation throughout. At the heart of the home is a stylish and spacious kitchen/dining room, beautifully finished with a range of floor and wall units, integrated dishwasher and ample space for entertaining or family meals. The light-filled sitting room is equally impressive, with double doors opening directly onto the rear garden – perfect for indoor-outdoor living during the warmer months. A valuable addition to the property is the extended utility room, offering space for both a washing machine and tumble dryer, along with additional access to the garden. An extra reception room on the ground floor provides flexibility – ideal as a playroom, dining room, home office, or even a fifth bedroom if required. A cloakroom completes the ground floor. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room. The remaining bedrooms are served by a smartly presented family bathroom fitted with white suite.

The generously sized rear garden is a standout feature – landscaped and well-maintained, with designated seating areas accessed from both the sitting room and utility room. The main lawn is bordered by mature shrubs, and there's also a kitchen garden with raised beds, ideal for keen gardeners. A garden shed offers useful additional storage. Further benefits include off-street parking for multiple vehicles and a single garage.

#### **Situation**

Melksham is a former market town which has variety of shopping, primary and secondary schools and supermarkets. The town also boasts a recently built leisure facility including gym and swimming pool. Situated only 12 miles south of the M4 motorway, Melksham has good bus routes, road and rail links to Chippenham and by train onto Bath, Bristol and London. The Georgian city of Bath, (c.11 miles) and the ever expanding towns Chippenham and Trowbridge (c.6 miles) offer a comprehensive range of facilities and access to the M4 Motorway via junctions 17 and 18 respectively.

#### **Property Information**

Council Tax Band: E

Freehold

Mains Services

Double Glazed

E.P.C Rating: C

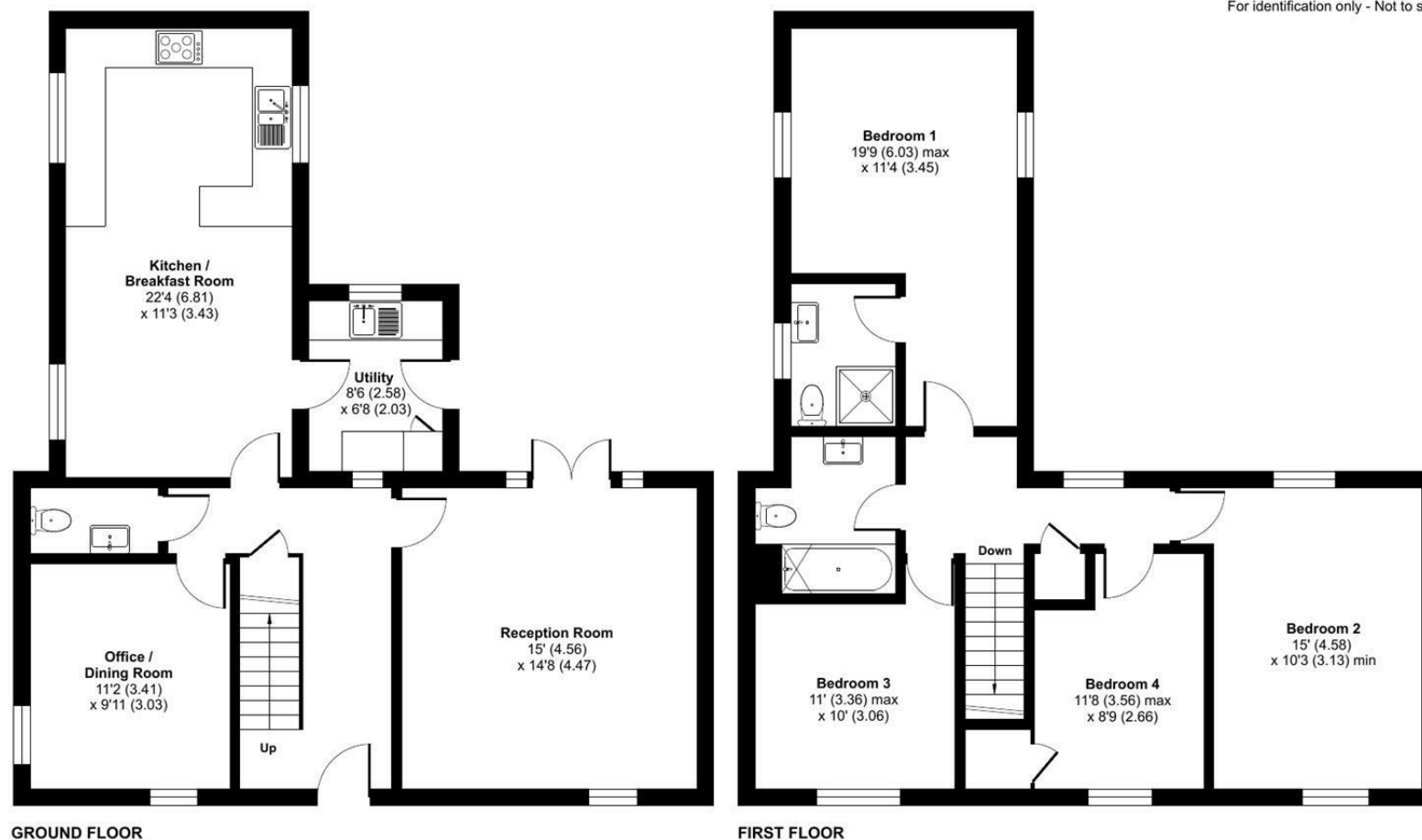
Estate Charge – £195 per annum



# Skylark Road, Melksham, SN12

Approximate Area = 1575 sq ft / 146.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1364924

Disclaimer: 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. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.