



## 26 Hawthorn Road

Melksham, SN12 7FT

**Guide Price £350,000**

Welcome to 26 Hawthorn Road, Melksham. A four bedroom detached home situated in a popular residential area. The location offers a family-friendly setting with a range of homes, while being within easy reach of Melksham town centre, which provides a wide selection of shops, supermarkets and everyday amenities.

The area is particularly convenient for families, with primary and secondary schools nearby, as well as good transport links including Melksham railway station approximately 1 mile away. Residents also benefit from access to the recently developed Melksham Campus, offering leisure facilities such as a swimming pool, gym and library.

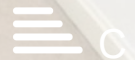
The ground floor accommodation comprises entrance hall, lounge, kitchen dining room with under stairs cupboard and patio doors leading onto the garden, utility room with access door onto the garden and cloakroom. The first floor accommodation comprises landing, airing cupboard, primary bedroom with en-suite shower room, three further bedrooms and bathroom.

The property further benefits from gas central heating, double glazing, an enclosed garden with gated access driveway parking and an integral single garage.

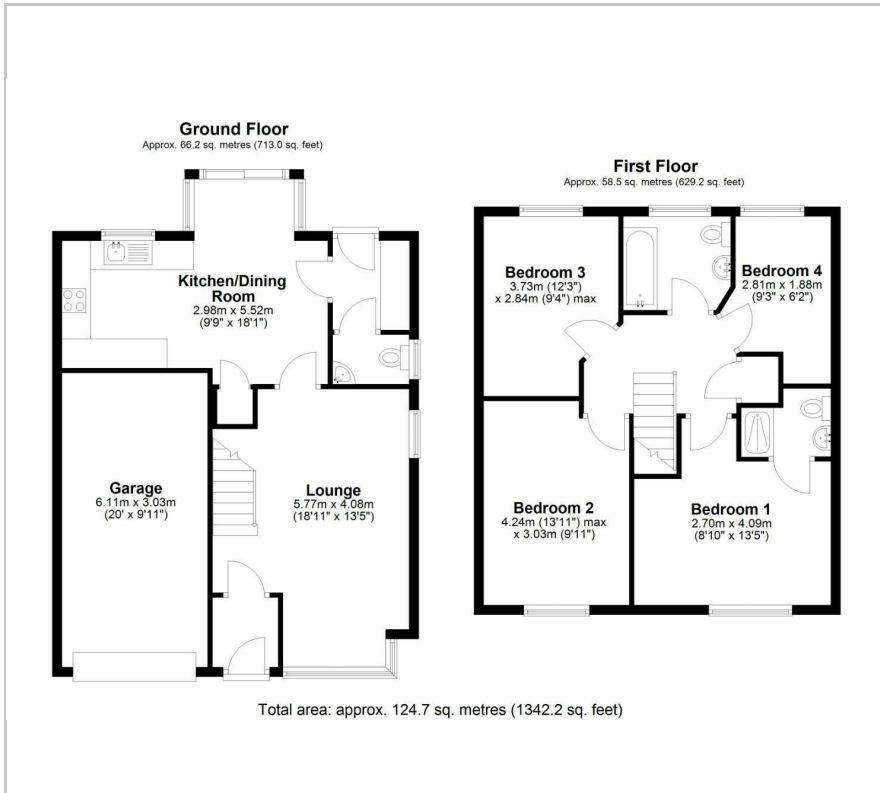
- No Chain
- Detached
- Four Bedrooms
- En-Suite Shower Room to Master Bedroom
- Integral Garage
- Driveway Parking
- Enclosed Rear Garden
- Gas Central Heating
- Upvc Double Glazing
- Located on a close with four other properties

### Viewing

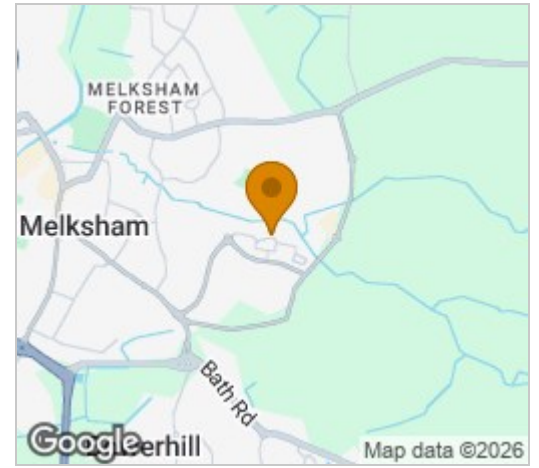
Please contact our Blueleaf Property Office on 01225 839050 if you wish to arrange a viewing appointment for this property or require further information.



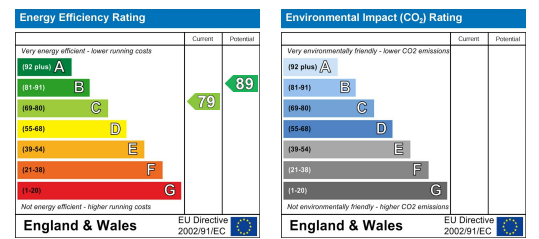
## Floor Plan



## Area Map



## Energy Efficiency Graph



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