





22 Alder Way

Melksham SN12 6UL

- Four spacious bedrooms
- En-suite main bedroom
- Garage and driveway parking
- Short walk to town centre
- Community campus nearby
- Detached house in Melksham
- Utility and downstairs toilet
- Backs onto green space
- Close to primary school
- Walks on the doorstep



Offers Over £360,000 Freehold







Hall
External door from front, radiator, stairs to first floor and doors to living room, kitchen, WC and garage.

Living Room
16'9" x 12'1"
Bay window to front elevation, radiator and opening to dining room.

Dining Room
8'11" x 8'7"
Radiator and double door to garden.

Kitchen
8'11" x 10'6"
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl composite sink, integrated dishwasher, space for fridge/freezer, fitted eye level oven and grill, four ring electric hob, window to rear elevation and opening to utility.

Utility
6'11" x 4'7"
Fitted with a matching range of base and eye level units with worktop space over, space for washing machine and tumble dryer, window to rear elevation and external door to side.

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

Garage
Up and over door, power and light.

Landing
Window to side elevation, storage cupboard and doors to bedrooms and bathroom.

Bedroom One
11'1" x 12'2"
Window to front elevation, two fitted wardrobes, radiator and door to en-suite.

En-suite
Fitted with three piece suite comprising shower enclosure, wash hand basin and WC, window to side elevation and radiator.

Bedroom Two
11'4" x 12'2"
Two windows to front elevation, fitted wardrobe and radiator.

Bedroom Three
9'11" x 9'10"
Window to rear elevation and radiator.

Bedroom Four
10'0" x 8'1"
Window to rear elevation and radiator.

Bathroom
Fitted with three piece suite comprising bath with shower over and glass screen, wash hand basin and WC, window to rear elevation and radiator.

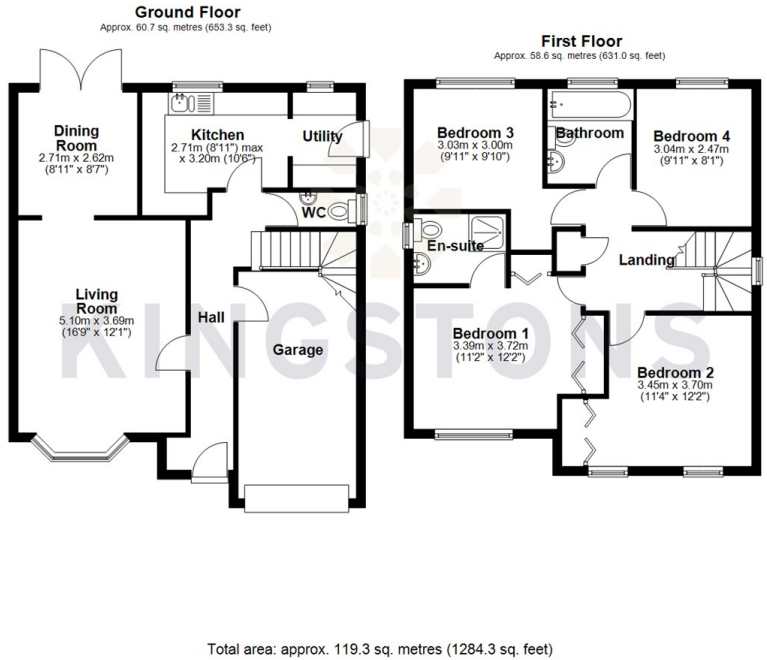
Outside
Driveway parking for approximately two vehicles. Rear enclosed garden backing onto green space with side access.







Local Authority **Wiltshire**
Council Tax Band **D**
EPC Rating



Total area: approx. 119.3 sq. metres (1284.3 sq. feet)







KINGSTONS

Melksham Office

11 High Street, Melksham,
Wiltshire, SN12 6JR

Contact

01225709115
sales@kingstons.biz
www.kingstons.biz

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.