



Dunch Lane Melksham SN12 8DX

- No Chain
- Open-plan living area
- Generous garden
- Close to parks and walks
- Walking distance to town
- Four bedrooms
- Immaculately presented home
- Parking
- Ideal for commuters
- Ideal family home

£325,000 Freehold



Hall

External door and window to front elevation, radiator, stairs to first floor and door to open plan living space and WC.

Open Plan Living Space

24'8" x 17'0"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink, integrated fridge/freezer and dishwasher, built-in eye level oven, five ring gas hob, grill, window to front and side elevations, two radiators, open to sun room.

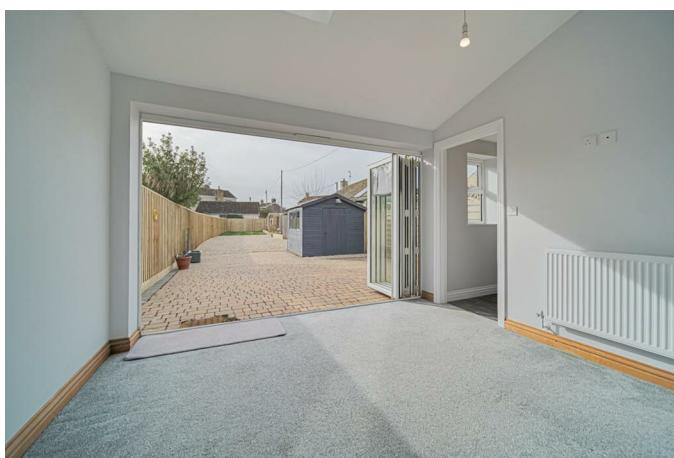
Sun Room

Skylight, radiator, bi-fold doors and opening to utility.

Utility

8'2" x 4'2"

Space for washing machine and tumble dryer, window to rear elevation and radiator.



WC

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

Landing

Window to side elevation, airing cupboard, radiator, doors to bedrooms two, three four and bathroom with stairs to second floor.

Bedroom Two

10'4" x 10'9"

Window to front elevation and radiator.

Bedroom Three

10'7" x 9'10"

Window to rear elevation. under stairs storage and radiator.

Bedroom Four

10'7" x 6'8"

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 front elevation and heated towel rail.

Bedroom One

10'4" x 8'4"

Window to rear elevation, radiator and opening to en-suite.

En-suite

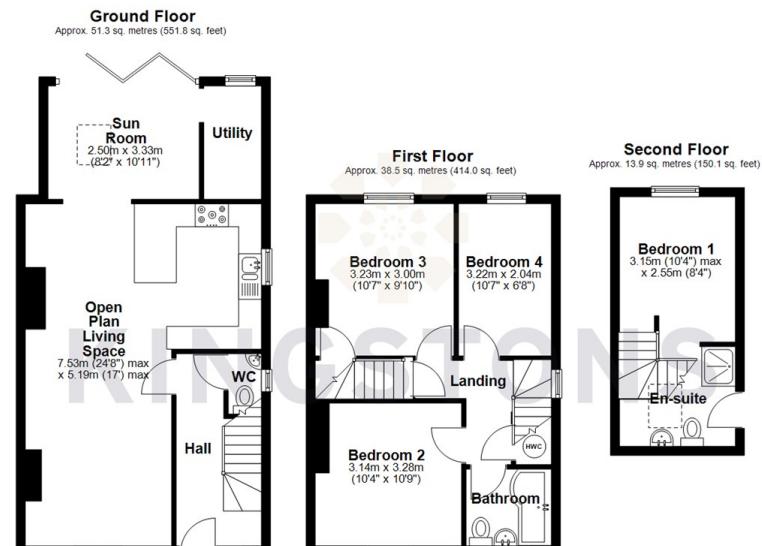
Fitted with three piece suite comprising shower enclosure, wash hand basin and WC, skylight and access to eaves storage.

Outside

Driveway parking and enclosed rear garden with side access.



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



Total area: approx. 103.7 sq. metres (1115.9 sq. feet)


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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.

