





36 Teachers Way

Melksham SN12 8FA

- Four spacious bedrooms
- Utility room with cloakroom
- Enclosed rear garden
- Modern Detached House
- Walk to train station and bus stops
- Modern kitchen/diner
- En-suite in main bedroom
- Parking for approx. 2 vehicles
- Countryside walks nearby
- Ideal for commuters



£370,000 Freehold







Location

Hall
Radiator, stairs to first floor, doors to living room and kitchen/dining room.

Living Room
15'11" x 11'6"
Window to front elevation, radiator, double door to kitchen/dining room.

Kitchen/Dining Room
10'4" x 18'2"
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, integrated fridge and freezer, space for dishwasher, window to rear, radiator, double doors out to enclosed rear garden, door to en-suite.

Utility
7'2" x 5'7"
Space for washing machine and tumble dryer with worktop space over, door to w/c, garage and side access door to outside.

WC
2'9" x 5'7"
Fitted with two piece suite comprising wash hand basin and w/c, window to rear elevation, radiator.

Bedroom One
10'0" x 14'6"
Window to front elevation, storage cupboard, built in wardrobe, radiator.

En-suite
6'2" x 5'1"
Fitted with three piece suite comprising shower enclosure, w/c and wash hand basin, heated towel rail.

Bedroom Two
12'4" x 9'4"
Window to front elevation, radiator.

Bedroom Three
9'8" x 9'5"
Window to rear elevation, built in wardrobe with sliding doors, radiator.

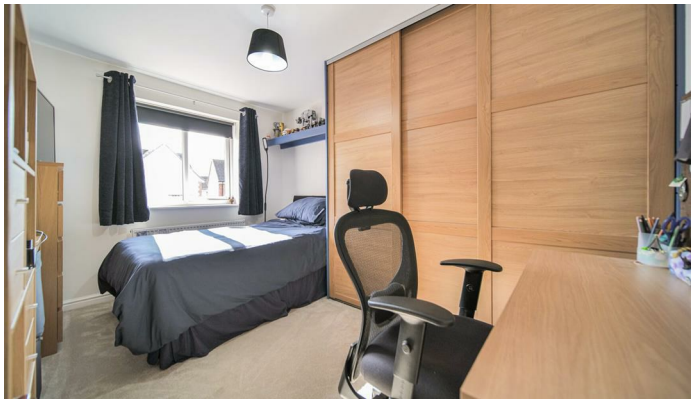
Bedroom Four
9'7" x 7'2"
Window to rear elevation, radiator.

Bathroom
6'3" x 6'10"
Fitted with three piece suite with comprising bath with shower over and with glass screen, wash hand basin and WC, window to rear elevation, heated towel rail.

Landing
7'3" x 6'10"
Doors leading to bedrooms, bathroom and storage cupboard.

Garage
15'9" x 9'1"
Roller Up-and-over door and electricity.

Outside
Driveway parking to the front of the property. Enclosed rear garden with side access.







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



Total area: approx. 115.1 sq. metres (1238.8 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.