



## Cornflower Way

Melksham SN12 7SW

- Four Bed Detached
- Double Garage and Parking
- Close to Green Space
- Walking Distance to Local Amenities
- Quiet Location with No Traffic
- Open Kitchen/Dining/Living Space
- Popular Cornflower Location
- Ideal Family Area

**Asking Price £535,000 Freehold**



### **Hallway**

External door and windows to front elevation, radiator, stairs to first floor and doors to kitchen/diner, living room, study and WC.

### **Kitchen/Diner**

24'0" x 26'11"

Fitted with a matching range of base and eye level units with worktop space over, breakfast bar with space for stools, 1+1/2 bowl composite sink with drainer and mixer tap, built-in fridge/freezer, dishwasher and washing machine, space for tumble dryer, built-in eye level electric fan assisted oven and grill, built-in four ring induction hob with extractor hood over and window to rear elevation. Under stairs storage cupboard, radiators, double door to living room, external door to patio with extended area including skylight and two bi-fold doors.



### **Living Room**

17'6" x 15'2"

Bay window to front elevation and two radiators.

### **Study**

7'7" x 7'2"

Window to front elevation and radiator.

### **WC**

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

### **Landing**

Airing cupboard and storage cupboard with doors to bedrooms and bathroom.

### **Bedroom One**

13'0" x 12'0"

Window to front elevation, radiator and door to en-suite.

### **En-suite**

Fitted with a three piece suit comprising shower enclosure, wash hand basin and WC, window to side elevation and heated towel rail.

### **Bedroom Two**

11'9" x 11'3"

Window to front elevation, radiator and over stairs storage.

### **Bedroom Three**

9'7" x 10'2"

Window to rear elevation and radiator.

### **Bedroom Four**

9'7" x 7'8"

Window to rear elevation and radiator.

### **Bathroom**

Fitted with four piece suite comprising bath with separate shower, wash hand basin and WC, window to rear elevation and heated towel rail.

### **Outside**

Enclosed rear garden with side access and front garden.

### **Double Garage**

18'0" x 17'6"

Power and light with two single garage doors.



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



  
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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.