



## **Skylark Road, Melksham, Wiltshire**

Detached Family Home | Living Room | Study | Kitchen/Diner/Family Room | Five Double Bedrooms | Three Bathrooms | Enclosed Rear Garden | Covered Garden Seating Area | Garage & Parking

**Asking Price: £475,000 (Guide Price)**



# Skylark Road, Melksham, Wiltshire

## DESCRIPTION

Clare Richter at Keller Williams is pleased to present this fantastic 5 bedroom detached family home situated on one of Melksham's most popular estates and within the catchment area for one of Melksham's most sought after schools. Accommodation: Part glazed UPVC door opens onto a hallway with doors to the reception rooms and stairs to the first floor Living Room Window to front, radiator, double doors to kitchen/diner Study Window to front, radiator Downstairs WC Sink, WC and radiator. Kitchen/Diner Fantastic, light room comprising of a range of base and wall units, double wall oven and gas hob with extractor over, integral fridge/freezer, integral dishwasher, 1 1/2 bowl sink with mixer tap. The room has a window and French doors overlooking the garden. Bedroom One Window to front, radiator En-suite Shower Room Window to rear, shower cubicle, sink and WC. Bedroom Four Window to front, radiator Bedroom Five Window to rear, radiator Family Bathroom Part tiled with three piece suite comprising of WC, sink and Bath with shower attachment. Second Floor Bedroom Two Window to front, velux to rear, radiator Bedroom Three Window to front, velux to rear, radiator Shower Room Window to rear, shower cubicle, sink and WC. Outside The enclosed rear garden is mostly laid to lawn, decking area for al fresco dining, patio and shed. The current owners have also built an excellent outdoor, covered, seating area with wood burner. Garage Single garage with up and over door. The property is situated just over a mile from the centre of Melksham and its many facilities including King George V park with its revamped children's playground, splashpad and dog run. The town has a new leisure centre with swimming pool, fitness centre and library. There are a range of shops, cafes, restaurants and supermarkets. The estate also has its own play area. There are a range of primary schools in the area including Forest and Sandridge (rated good), River Mead (rated good) and Aloeric (rated good) all within 1 mile of the house. Melksham Oak Secondary school (rated good) is also a mile away. Sports facilities in the area include football, rugby and cricket clubs along with water activities being offered on the river. Melksham also has great provision for other clubs including dance, gymnastics and martial arts. Beavers, Cubs, Scouts, Rainbows, Brownies and Guides also have groups in the town. The towns of Calne, Corsham, Trowbridge and Chippenham are a short distance away, with Chippenham having mainline rail services into London in around an hour. Melksham also has its own train station, sitting on the Swindon to Westbury line which passes through Trowbridge and Chippenham.











## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property  
**to sell or let?**

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

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