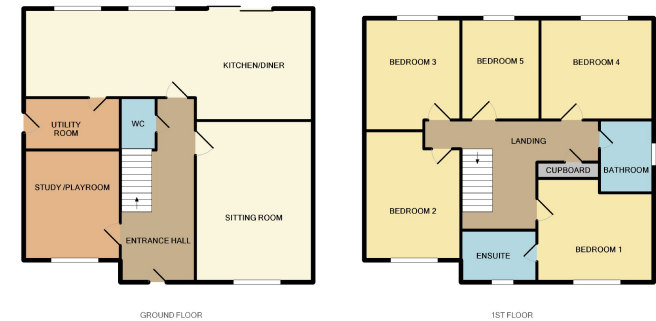


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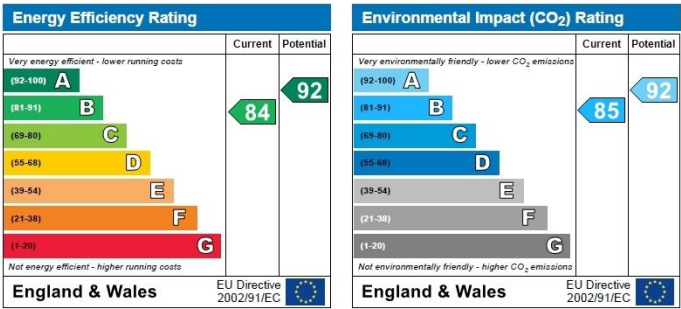


Whilst every effort has been made to ensure the accuracy of the floor plan, the seller does not warrant its accuracy. The plan is for illustrative purposes only and should be used as such for any prospective purchaser. The seller, Lock & Key, does not warrant the accuracy of the plan. The plan is for illustrative purposes only and should be used as such for any prospective purchaser. The seller, Lock & Key, does not warrant the accuracy of the plan. The plan is for illustrative purposes only and should be used as such for any prospective purchaser. The seller, Lock & Key, does not warrant the accuracy of the plan.



Dunch Lane £325,000

- No Chain
- Executive Style Home
- Immaculate & Spacious
- Five Beds, En-Suite
- Entrance Hall, Study/Playroom
- Sitting Room, Utility, Cloakroom
- 26 Ft ' Kitchen/ Dining Room
- Family Bathroom, Garage
- Double Glazed & Gas Heating
- Rear Garden, Ample Parking



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give a representation or warranty in respect of the property. Floor plan measurements and distances are approximate only and should not be relied upon. We have not carried out a detailed survey nor tested the services, appliances or specific fittings.

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Dunch Lane

Melksham SN12 8DX

NO CHAIN. FREEHOLD - Lock and Key independent estate agents are pleased to offer this attractive, immaculate, and spacious FIVE bedroom detached property built by Persimmon Homes to their Corfe design on George Ward Gardens going out on the favoured Corsham side of town. The accommodation is arranged over two floors and comprises an entrance hall, cloakroom, sitting room, study/playroom, a 26 ft' kitchen/dining room and a utility on the ground floor. To the first floor there are Five bedrooms, an en-suite and a family bathroom. Externally there is an enclosed rear garden, driveway parking and additional parking/turning areas and a garage. The property further benefits from gas heating and double glazing. No Chain.

Situation

On the favoured Corsham side of the town within a recently built residential area comprising a variety of individual properties by Persimmon. The bustling market town centre of Melksham is within easy access which host a range of amenities which include shopping, educational and recreational facilities. Neighbouring towns include Devizes, Corsham, Trowbridge, Bradford on Avon and Chippenham with the latter hosting a mainline rail station providing links to London (Paddington), also north of Chippenham can be found access to the M4 corridor via junction17.

Accommodation

Front door with double glazed obscure glazed panes inset opening to:

Entrance Hall

Stairs to first floor, radiator.

Cloakroom

Low level W.C, pedestal wash hand basin, heated towel rail, extractor.

Sitting Room
4.93m x 3.23m (16'02" x 10'07")

Double glazed window to front, television point, two radiators.

Study/ Playroom
3.00m x 2.54m (9'10" x 8'04")

Double glazed window, radiator.

Kitchen/ Dining Room
8.10m x 2.62m (26'07" x 8'07")

Two double glazed windows to rear and double glazed french doors opening onto the rear garden. A range of wall and base units and drawers with work surface over with matching up stands, stainless steel sink inset with mixer tap, inset gas hob with extractor above and oven below, integrated dishwasher, door to:

Utility

Base cupboard with work surface over, space and plumbing for washing machine and tumble dryer below, wall mounted boiler, double glazed door to side.

First Floor Landing

Access to loft space, built-in storage cupboard.

Bedroom One
3.58m max x 3.38m (11'09" max x 11'01")

Double glazed window to front, radiator, door to:

En-Suite

Obscure double glazed window to front, low level W.C, pedestal wash hand basin with tiled splash backs, tiled shower cubicle, heated towel rail, extractor.

Bedroom Two
4.27m max x 2.59m (14'0" max x 8'06")

Double glazed window, radiator.

Bedroom Three
2.64m x 3.02m (8'08" x 9'11")

Double glazed window, radiator.

Bedroom Four
2.69m x 2.67m (8'10" x 8'09")

Double glazed window, radiator.

Bedroom Five
2.64m x 2.18m (8'08" x 7'02")

Double glazed window, radiator.

Family Bathroom

Obscure double glazed window. A white suite comprising a panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C, tiled surrounds, heated towel rail, extractor.

Externally

To the front is a paved pathway to front door.

Garage & Parking

To the side there is a single garage with driveway parking to the front, power and light.

Rear Garden

The enclosed rear garden is laid mainly to lawn with a paved pathway to gated side access.

Directions

From the agents office proceed to the High street and turn left and continue to the roundabout and continue across and bear left into New Broughton Road continue to the roundabout and take the third exit signposted to Bath. Continue onto the Bath Road passing through the traffic lights and the property can be found on the right hand side by the turning into Dunch Lane.