



Skylark Road  
£325,000

- Detached & Spacious
- Five Bedrooms, Sitting Room
- Two Shower Rooms
- Useful Downstairs Wet Room
- 25' Ft Kitchen / Dining Room
- Garage & Driveway
- Enclosed Rear Garden
- Immaculately Presented
- Good Access To F&S School
- Viewing Strongly Recommended



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Skylark Road

Melksham SN12 7FQ

Lock and Key independent estate agents are pleased to offer this immaculate, attractive and spacious Five Bed detached property situated convenient to amenities including the highly thought of Forest & Sandridge school on a favoured development going out on the eastern edge of the town. The accommodation is arranged over three floors and offers an entrance hall, sitting room with double doors opening to a spacious 25ft kitchen/dining room room and a useful wet room on the ground floor. To the first floor there is a lovely master bedroom with an en suite shower room and two further bedrooms and family bathroom, with two additional double bedrooms and a shower room on the second floor. Additional features include gas heating and double glazing. Externally there is garage, parking and an enclosed low maintenance rear garden. Viewing is strongly recommended.

**Situation**

Situated on the outskirts of Melksham, this property is on the eastern side of town. Some of the development (not every property) enjoy some views particularly from the first floor elevations of certain properties towards the open countryside of Bowden Hill. There are amenities within convenient reach, good road links and the town centre is accessible with its excellent range of shopping and leisure facilities within a mile and a half. Melksham is conveniently situated with good access to the neighbouring towns of Devizes, Trowbridge, and Chippenham with the latter having a mainline railway station(London-Paddington) and access to the M4 motorway via junction 17 offering

**Accommodation**

Front door with double glazed pane inset opening to:

**Entrance Hall**

Stairs to first floor with a useful cupboard below, radiator.

**Sitting Room**  
**4.09m x 3.73m (13'05" x 12'03")**

Double glazed window to front, television point, radiator, double doors opening to:

**Kitchen / Dining Room**  
**7.82m x 3.12m (25'08" x 10'03")**

Double glazed window to rear overlooking the garden. A range of wall and base units and drawers with work surface over and matching up stands, stainless steel one and a half bowl sink inset with mixer tap, inset gas hob with stainless steel splash back with oven below and extractor above, integrated fridge/freezer, dishwasher and washing machine, door opening back into hallway, double glazed french doors opening onto the garden.

**Wet Room**  
**3.78m x 1.93m (12'05" x 6'04)**

Double glazed window to front. A fully tiled wet room comprising a pedestal wash hand basin, low level W.C, and a Mira shower, extractor, heated towel rail.

**First Floor Landing**

Double glazed window, stairs to second floor, built-n airing cupboard.

**Bedroom One**  
**5.26m x 2.97m (17'03" x 9'09")**

Double glazed window to front, radiator, door to:

**En-Suite**

Obscure double glazed window. A suite comprising a tiled shower cubicle, low level W.C, pedestal wash hand basin, radiator, Part tiled walls.

**Bedroom Two**  
**3.33m x 2.57m (10'11" x 8'05")**

Double glazed window, radiator.

**Bedroom Three**  
**3.68m max x 2.57m (12'01" max x 8'05")**

Double glazed window, radiator.

**Family Bathroom**

Obscure double glazed window. A suite comprising a panelled bath with mixer tap and shower attachment, low level W.C, pedestal wash hand basin, radiator, extractor, part tiled walls.

**Second Floor Landing**

Doors to all rooms.

**Bedroom Four**  
**4.75m max x 3.76m (15'07" max x 12'04")**

Double glazed window, radiator, Velux window.

**Bedroom Five**  
**4.78m max x 2.95m (15'08" max x 9'08")**

Double glazed window, radiator, Velux window.

**Shower Room**

Obscure double glazed window. A suite comprising a tiled shower cubicle, low level W.C, pedestal wash hand basin, half tiled walls, extractor, radiator.

**Externally**

Pathway to front door with a shingle bed to side.

**Garage & Parking**

A driveway providing off road parking leading to a single garage with an up and over door, power and light, personal door opening to the rear garden.

**Rear Garden**

The enclosed low maintenance rear garden is laid mainly to shingle and paving, personal door to garage.

**Directions**

From the junction of Bank Street and High Street in the centre of Melksham turn into Lowbourne (A3102 to Calne) and continue on to the small roundabout and turn right into Sandridge Road, continue along and turn right into Skylark Road where the property can be found tucked on the right hand side.

