

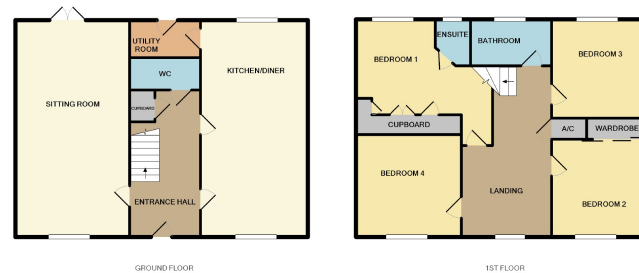
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LOCK & KEY
town and village living



Nightingale Close £325,000

- No Chain
- Detached & Spacious
- Four Bedrooms, En-Suite
- Cloaks, Bathroom, Utility
- Lovely Kitchen/Dining Room
- Garage & Drive Parking
- Decent Enclosed Rear Garden
- Double Glazed & Gas Heating
- Good Access To F&S School
- Convenient Amenities

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Nightingale Close

Melksham SN12 7FN

Lock and Key independent estate agents are pleased to offer this attractive red brick four bed detached property situated in a cul-de-sac convenient to amenities including the highly thought of Forest & Sandridge school going out on the eastern edge of the town. The accommodation is arranged over two floors and offers an entrance hall, cloakroom, dual aspect sitting room with double doors opening into a lovely garden, and a fabulous kitchen / dining room and useful utility. On the first floor there are four bedrooms, an en suite and a family bathroom. Additional features include gas heating and double glazing. Externally there is a decent size rear garden that is not overlooked and offers a good degree of privacy, parking and a garage. Viewing is strongly recommended. No Chain.

Situation

Going out on the favoured eastern side, taking you out towards Bromham, Calne & Devizes. The centre of our bustling market town of Melksham with its range of amenities including swimming pool/fitness centre, library and bus services to surrounding towns lies about 2 miles away. Neighbouring towns include Calne, Corsham, Devizes, Bradford on Avon, Trowbridge and Chippenham with the latter having the benefit of mainline rail services whilst the Georgian city of Bath with its many facilities lies some 12 miles distance. Access to the M4 at junction 17 is 3 miles north of Chippenham.

Accommodation

Entrance door to:

Entrance Hall

Stairs rising to first floor landing, radiator, door to:

Cloakroom

Low level W/C, radiator, tiled floor.

Sitting Room
6.17m x 3.48m (20'03" x 11'05")

Dual aspect double glazed window to front and double glazed opening doors to rear, opening into the lovely garden. Two radiators, and fireplace.

Kitchen / Dining Room
6.15m x 3.48m (20'02" x 11'05")

Fabulous room, great for entertaining guests and the family. Double glazed window to front and rear, one and a half bowl sink unit, four ring hob and oven with hood incorporated into units, drawer, base units and eye level cupboards, central island seating units, tiled flooring, seating area in dining area, dishwasher.

Utility
1.91m x 1.78m (6'03" x 5'10")

Plumbing for washing machine and space for white goods, wall mounted gas boiler, radiator, door to rear.

First Floor Landing

Access to loft space, airing cupboard.

Bedroom One
3.68m to back w/robes x 3.51m max (12'01" to back w/robes x 11'06" max)

Double glazed window to rear, and with a pleasant outlook, radiator, built in wardrobes, door to:

En-Suite

Shower cubicle, low level W/C, wash hand basin, tiled floor, ladder style radiator, double glazed window.

Bedroom Two
3.53m x 2.54m to frt w/robes (11'07" x 8'04" to frt w/ robes)

Double glazed window to front, radiator.

Bedroom Three
2.90m x 2.44m (9'06" x 8'0")

Double glazed window to rear, radiator.

Bedroom Four
2.54m x 2.39m (8'04" x 7'10")

Double glazed window to front, radiator.

Bathroom

Panelled bath, low level W/C, wash hand basin, tiled floor, ladder style radiator, double glazed window.

Externally & Parking

Drive parking leading to:

Garage

Up and over door. Side gate to:

Rear Garden

A noteworthy feature is that this garden is not really overlooked like others would be and has a good degree of privacy, and is a reasonable size garden too. Seating area, laid to lawn.

Directions

From the junction of Bank Street and High Street in the centre of Melksham turn into Lowbourn (A3102 to Calne) and continue on to the small roundabout and turn right into Sandridge Road, continue along and turn right into Skylark Road and follow the road as it bears around right where the property can be found tucked on the right hand side identifiable by our Lock and Key For Sale board.