



Trent Crescent  
£285,000

- No Chain
- Extended Chalet Bungalow
- Detached & Spacious
- Pleasant Front Aspect & Views
- Three / Four Bedrooms
- 23 Ft Sitting Room
- Shower Room & Bathroom
- Dressing Room
- Front & Rear Gardens
- Garage & Parking



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Trent Crescent

Melksham SN12 8BG

Lock and Key independent estate agents are pleased to offer this well presented extended and therefore very spacious four bed detached chalet style property situated in a favoured cul-de-sac going out on the favoured Chippenham side of town. Offering good road links to the M4 and other centres and pleasant views in the front aspect with riverside walks. The accommodation comprises an entrance hall, a spacious 18ft kitchen/dining room, a 23ft sitting room, shower room, dining room/bedroom and a adjoining dressing room on the ground floor. To the first floor are three bedrooms and a family bathroom. Externally there are enclosed front and rear gardens, driveway parking and a garage. The property further benefits from gas heating and double glazing. No Chain.

**Situation**

With pleasant aspect to open fields and located on the very fringe of an established residential area on the Chippenham side of the town where local amenities include supermarket, take away food outlets, 'convenience' store and Leekes superstore, the property lies about one mile from the town centre with its range of amenities including swimming pool/fitness centre, library and 'bus services to surrounding towns. Open fields and a children's play area lie close by together with riverside walks to the National Trust village of Lacock. Neighbouring towns include Calne, Corsham, Devizes, Bradford on Avon, Trowbridge, and Chippenham with the latter having the benefit of main line rail services whilst the City of Bath with its many facilities lies some fourteen miles distant. Access to the M4 at junction 17 lies three miles north of Chippenham.

**Accommodation**

Double glazed door with double glazed panels to either side opening to:

**Entrance Hall**

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

**Kitchen/Dining Room  
5.54m x 3.25m (18'02" x 10'08")**

Dual aspect double glazed windows. A range of wall and base units and drawers with work surface over and ceramic one and a half bowl sink inset with mixer tap, inset gas hob with extractor above, built-in double oven, integrated fridge, space and plumbing for automatic washing machine and dishwasher, opening to:

**Rear Lobby/Utility**

Double glazed door to side, further door to:

**Shower Room**

Obscure double glazed window. A suite comprising a tiled shower cubicle, pedestal wash hand basin, low level W.C, heated towel rail.

**Utility Area  
2.54m x 1.22m (8'4 x 4'0)**

Oak flooring, Double glazed door to the side, space for washing machine.

**Shower Room**

Double glazed window to the rear, a White suite comprising pedestal wash basin, low level WC, fully tiled corner shower cubicle with electric shower and double sliding doors, ceramic tiled floor, chrome finish heated towel rail.

**Sitting Room  
7.04m X 3.33m (23'01" X 10'11")**

Double glazed window and double glazed french doors opening onto the rear garden. Fireplace with log burning stove inset with wood mantle above, television point, radiator.

**Dining Room / Bedroom  
3.33m x 2.95m (10'11" x 9'08")**

Double glazed window to front, radiator, door to:

**Dressing Room  
5.31m x 2.16m (17'05" x 7'01")**

Double glazed window to rear, radiator.

**First Floor Landing**

Access to loft space, built-in cupboard housing gas boiler, doors to all rooms.

**Bedroom One  
3.89m x 2.97m (12'09" x 9'09")**

Double glazed window with views towards open parkland, eaves storage, radiator.

**Bedroom Two  
3.58m x 3.00m (11'09" x 9'10")**

Double glazed window to front, radiator, interconnecting door to:

**Bedroom Three  
3.33m max x 3.12m (10'11" max x 10'03")**

Double glazed window, radiator, door to built-in walk-in wardrobe with double glazed window and radiator.

**Bathroom**

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

**Externally**

The front garden is enclosed by brick walling with gated access opening to a pathway to front door with lawn to either side, gated side access.

**Garage & Parking**

Block paved driveway leading to a single garage with up and over door, power and light.

**Rear Garden**

Enclosed rear garden which is laid mainly to lawn with a paved patio area and raised beds and shrub bed, outside tap, gated side access.

**Directions**

From the agents office proceed to the end of the road and turn left into the High Street and continue to the roundabout and continue into Bank Street bearing left into the one way system. At the next roundabout take the third exit and follow the signs for Chippenham. Continue to the next roundabout and turn right into Avon road and take the first turning on the left into Trent Crescent and continue to the end of the road and bear left where the property can be found on the left hand side identifiable by our Lock & Key For Sale board.