

3 BEDROOM SEMI-DETACHED | PENNINE CLOSE, SN12 | OFFERS IN EXCESS OF £280,000



## DESCRIPTION

An impressive semi-detached family home ideally situated in a highly regarded cul-de-sac location with enviable views to parkland. The accommodation comprises three bedrooms, two of which are generous doubles and a smartly appointed family bathroom on the first floor. Downstairs, the reception hallway leads to a spacious dual aspect, open plan styled living room which in turn opens to a refitted kitchen and on to a lovely garden room. Externally the large lawned garden wraps around the property, offering plenty of scope for further development (subject to planning consents) and proves to be a wonderful space for outdoor living and entertaining. A single garage in block with space in front provides off-road parking. Offered with no onward chain.

Pennine Close is located to the East of the town centre and offers good access to a wide range of local amenities, leisure facilities and schooling, making it an ideal choice for families. The property benefits from superb views and direct access to the wide open parkland space of Cranesbill Road Play Area, ideal for outdoor pursuits and dog walking. The centre of Melksham with its range of facilities including swimming pool/fitness centre, library and bus services to surrounding towns, lies just under one mile away. Neighbouring towns include Corsham, Bradford on Avon, Trowbridge and Chippenham with the latter having the benefit of main line rail services (London Paddington 1hr 10mins). The Georgian City of Bath with its many facilities lies some ten miles distant. while Junction 17 of the M4 can be accessed three miles north of Chippenham.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: B

EPC Rating: C

Mains electricity, water, drainage and gas connected.





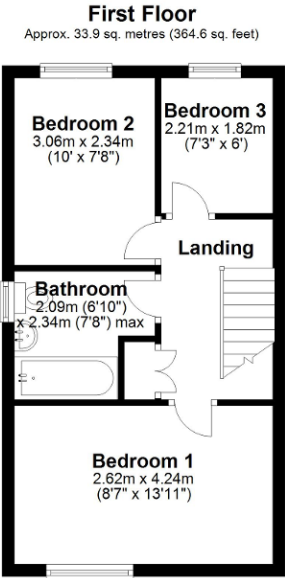
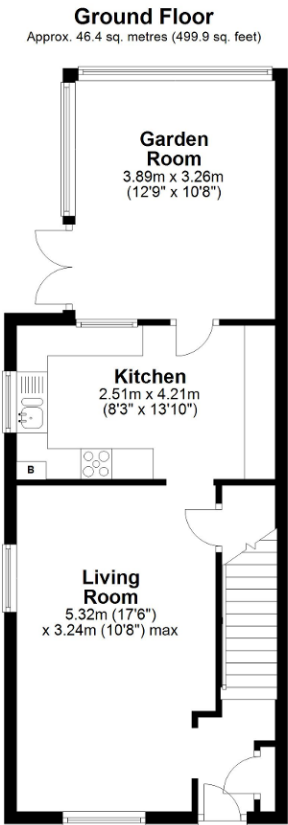
## KEY FEATURES

- Semi-detached house
- 3 bedrooms
- Fitted kitchen
- Smartly appointed bathroom
- South-Easterly facing garden with views
- Large corner plot
- Dual aspect living room
- Garden room
- Single garage in block
- No onward chain









Total area: approx. 80.3 sq. metres (864.4 sq. feet)

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

APPLEBY & TOWNEND

4D Broad Lane Farm  
Seend  
Melksham  
Wiltshire, SN126RJ

Tel: 01225 983 910  
E-mail: [help@applebyandtownend.co.uk](mailto:help@applebyandtownend.co.uk)  
Web: [www.applebyandtownend.co.uk](http://www.applebyandtownend.co.uk)