

Sold



4 BEDROOM DETACHED | NIGHTINGALE CLOSE, SN12 | £500,000



## DESCRIPTION

This beautifully presented executive style four-bedroom detached family home is well positioned within a small close. This desirable home has been lovingly looked after, well maintained and improved by the current owners who have owned this property since new.

Through the front door is a spacious entrance hall providing access to the 21ft sitting room, a contemporary style Kitchen / breakfast room proving to be the hub of the house, separate utility room, a dining room which is currently being used as a study and a downstairs cloakroom.

Upstairs are four very good-sized bedrooms, a large en-suite to the Master and a family bathroom.

Outside and to the rear is the most wonderful, fully enclosed private garden which has to be one of the biggest in the whole of the estate! To the front there is off road parking for up to six cars and a large detached double garage.

All in all, an excellent family home in a quiet sought-after location. One not to be missed!

The centre of Melksham with its range of amenities including swimming pool/fitness centre, library and bus services to surrounding towns lies just over a mile 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 distant. Access to the M4 at junction 17 is 3 miles north of Chippenham.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: E

EPC Rating: TBC

All mains services connected. Gas central heating.

Yearly service charge: Please speak to Appleby & Townend



## KEY FEATURES

- Rare to the market
- Quiet location
- Four bedrooms, Master en-suite
- Beautiful kitchen / dining room
- Plenty of off road parking
- Highly desirable rear garden
- Well presented family home
- 21ft Sitting room
- Separate utility
- Detached double garage



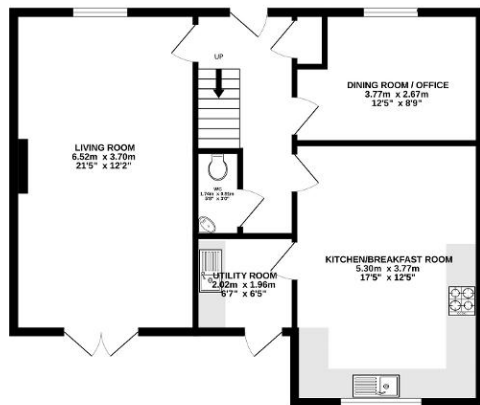




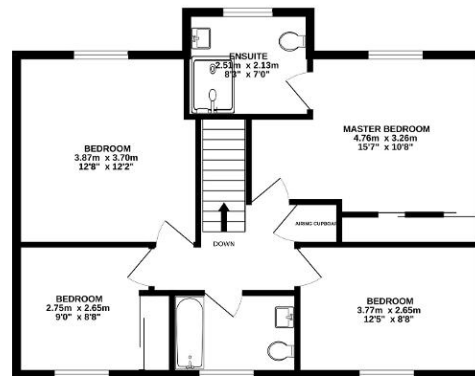
**ENERGY EFFICIENCY**

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
67.1 sq.m. (722 sq.ft.) approx.



1ST FLOOR  
64.1 sq.m. (689 sq.ft.) approx.



TOTAL FLOOR AREA: 131.1 sq.m. (1412 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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**

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