

Sold  
STC



3 BEDROOM DETACHED | SMEATON WAY, SN12 | GUIDE PRICE £375,000

## DESCRIPTION

This beautifully three bedroom detached family home is very well positioned on the outskirts of Melksham, within easy level walking distance to the Town Centre and one of only two houses of its kind in this desirable Bowood View development.

Close to the village of Semington, open countryside, the Kennet & Avon canal and just a few minutes from the popular Aloeric School.

Through the front door there is an entrance hall providing access to a large kitchen/dining room with built in fridge freezer, dishwasher and washing machine, separate utility area, downstairs WC and a good-sized sitting room with French doors leading out to the rear garden.

Upstairs there are three good sized bedrooms, one with a gorgeous en-suite shower room and a contemporary style family bathroom. Outside and to the rear is a private and sunny rear garden which is fully enclosed, perfect for outside dining in these warm summer months to come. There is plenty of off road parking on the driveway which leads to a detached and larger than average single garage.

All in all, a wonderful family home perfectly situated with views towards the open park. You can just move in without lifting a finger.

The market town of Melksham is within a mile and has many amenities including schools, doctors surgeries and supermarkets. Situated on the banks of the River Avon, Melksham features a historic quarter and a town centre full of independent retailers, cafes, pubs, restaurants and a weekly market on Tuesdays. Facilities include a library, gym and swimming pool. There is a vibrant community with many clubs and



societies for all ages. Local event highlights include Melksham Music Festival, Party in the Park, and the Food and River Festival. This beautiful Wiltshire Town is surrounded by historic landmarks and has some beautiful walks including the Riverside Walk along the Avon and at the Conigre Mead Nature Reserve where some fascinating wildlife can be seen. Neighboring 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 away. Access to the M4 at junction 17 is 3 miles north of Chippenham.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: D

EPC Rating: B

Mains gas, electricity, water and drainage.

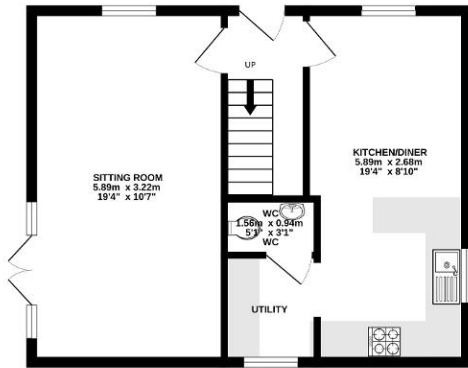
## KEY FEATURES

- Remainder of NHBC
- Desirable small development
- Sitting room with French doors
- Three good sized bedrooms
- Off road parking & single garage
- No onward chain
- Large kitchen / dining room
- Master en-suite
- Family bathroom
- Private fully enclosed sunny rear garden

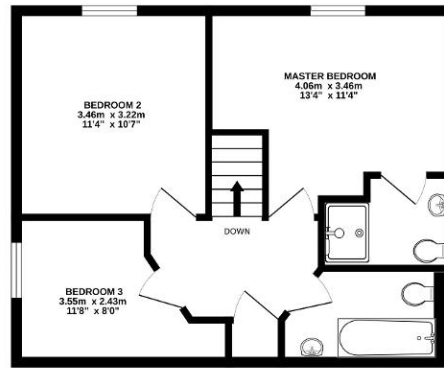




GROUND FLOOR  
42.9 sq.m. (462 sq.ft.) approx.



1ST FLOOR  
42.6 sq.m. (458 sq.ft.) approx.



TOTAL FLOOR AREA : 85.5 sq.m. (920 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 misstatement. 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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## ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	84   B	
69-80	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

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