



3 BEDROOM SEMI-DETACHED | LINNET LANE, SN12 | £295,000

DESCRIPTION

Well positioned at the bottom of a quiet cul-de-sac, this beautifully maintained three-bedroom semi-detached family home is a delight.

Through the front door there is an entrance hall, complete with a handy downstairs WC for convenience. The spacious sitting room benefits from large windows that fill the space with natural light, creating a warm and inviting atmosphere for family relaxation.

The modern kitchen/dining room is thoughtfully designed to cater to everyday living and entertaining. It features contemporary units, integrated appliances, and a useful storage cupboard. The French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living spaces, perfect for summer dining or social gatherings.

Upstairs, the home provides two generous double bedrooms, including a master bedroom with the added luxury of a private en-suite shower room. A well-proportioned single bedroom is ideal as a child's room, guest room, or home office. The family bathroom is fitted with modern fixtures, including a bath and separate shower.

The rear garden is mainly laid to lawn and includes a patio area, offering a perfect space for outdoor entertaining or relaxing. A door from the garden provides convenient access into the single garage. Side access to the garden adds further convenience.

To the front, the property benefits from ample off-road parking for multiple vehicles and a larger than average single garage.

Yearly service charge £192.00 approx.

Situated in a popular residential area of Melksham, this



property offers excellent access to a wide range of local amenities including shops, supermarkets, cafes, and leisure facilities. Well-regarded schools are nearby, catering to all age groups, making it an ideal location for families.

Melksham benefits from strong transport links with regular bus services and easy access to the A350, connecting to the M4 motorway for travel to Bristol, Bath, and London. The town also has a railway station providing direct services to Swindon, Chippenham, and further afield.

For outdoor enthusiasts, there are several parks and green spaces nearby, offering pleasant walking and recreational opportunities. The vibrant town centre combines a friendly community atmosphere with modern conveniences, making it a highly desirable place to live.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: C

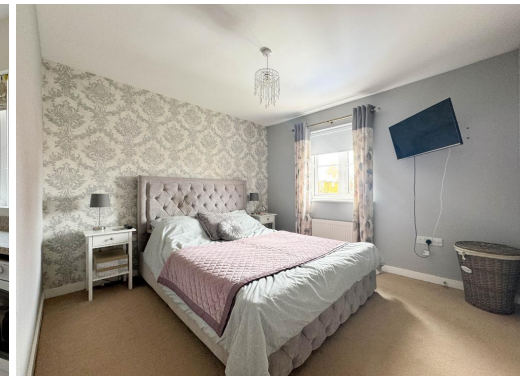
EPC Rating: On it's way

All mains services connected. Gas central heating.

Yearly service charge: Please speak to Appleby & Townend

KEY FEATURES

- Semi-detached family home
- Three good sized bedrooms
- Sitting room
- Family bathroom
- Plenty of off road parking
- Desirable quiet location
- Master en-suite
- Beautiful kitchen/dining room
- Large fully enclosed rear garden
- Larger than average garage





Floor Plan



TOTAL FLOOR AREA: 904.168 sq..ft. (84 sq.m.) 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 of efficiency can be given.

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
Web: www.applebyandtownend.co.uk