

3 BEDROOM SEMI-DETACHED HOME | LAPWING ROAD, SN12 | GUIDE PRICE £295,000

## DESCRIPTION

Immaculate and very much improved three-bedroom semi-detached family home, located in a very popular residential location. Close to open countryside walks and not far from town.

Through the front door there is an entrance hall with a downstairs WC, a beautiful light and spacious sitting room, a modern fitted kitchen / dining room with Belfast sink, French doors and a useful storage cupboard.

Upstairs there are two double bedrooms with the Master benefiting from a contemporary style en-suite shower room, a single bedroom and a gorgeous family bathroom.

Outside and to the rear is a well established garden which is fully enclosed, an ideal place to entertain guests with a delightful patio, attractive sitting area overlooking a good growing space producing an abundant crop of runner beans and tomatoes this year. There is also off road parking in front of a good-sized single garage to the rear.

All in all, a stunning family home in very good order that you will be able to move in to without having to lift a finger.

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: C

EPC Rating: C

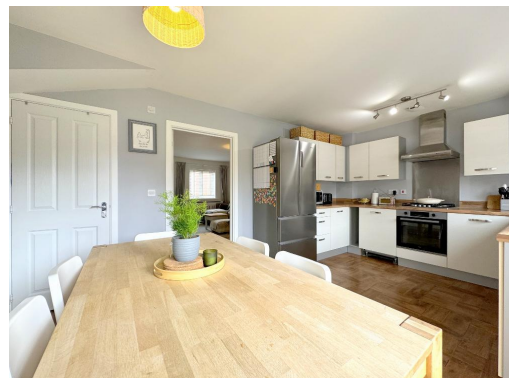
All mains services connected. Gas central heating.



Yearly service charge: Please speak to Appleby & Townend

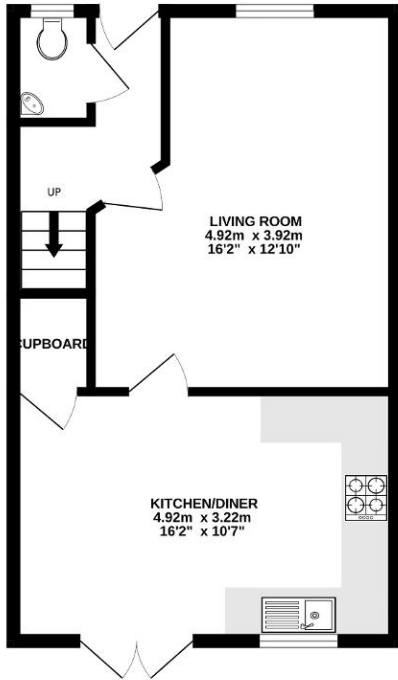
## KEY FEATURES

- Immaculate family home
- Beautiful fitted kitchen/dining room
- Downstairs WC
- Updated Master en-suite shower room
- Fully enclosed landscaped rear garden
- Three bedrooms
- Spacious sitting room
- Contemporary style family bathroom
- Popular location
- Off road parking & single garage

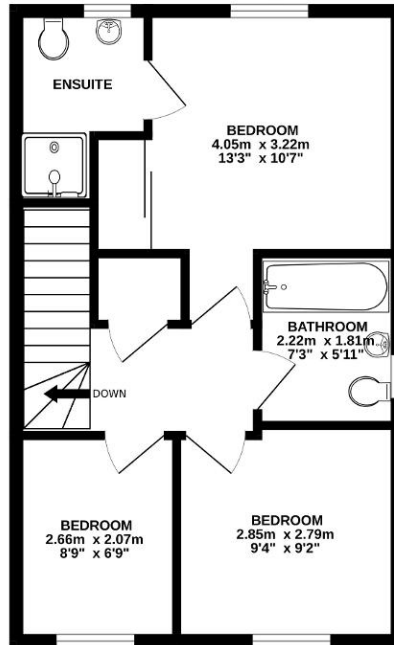




GROUND FLOOR  
40.1 sq.m. (431 sq.ft.) approx.



1ST FLOOR  
40.1 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA: 80.1 sq.m. (862 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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## ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B		
69-80	C	79   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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