



4 BEDROOM DETACHED | TELFORD DRIVE, SN12 | OFFERS IN EXCESS OF £400,000



## DESCRIPTION

This immaculate four-bedroom detached family home, 'The Walcott,' designed by Bellway Homes just five years ago, is situated on the southern side of Melksham. It's located in the highly desirable Bowood View development, within easy walking distance of the town centre.

The home is close to the village of Semington, surrounded by open countryside, the Kennet and Avon Canal, and just a few minute's walk from the popular Aloeric School.

The front door leads to a light and spacious entrance hall, providing access to a down stairs cloakroom, a large sitting room with bi-fold doors leading to the rear patio and garden, a good-sized dining room, and a beautiful fitted contemporary-style kitchen/breakfast room. This area also leads to a separate utility room with another access to side of the house.

Upstairs, off the galleried landing, there are four bedrooms, three of which are doubles. The main bedroom, measuring 14 feet wide benefits from a desirable shower room. There's also a good-sized single bedroom and an elegant family bathroom finishing off the accomodation.

Outside, to the front, there's off-road parking leading to a larger-than-average garage. The front outlook is beautiful, with plenty of wildlife, including deer, which are often spotted on regular occasions.

The garden is fully enclosed to the rear and mainly laid to lawn with private aspects and areas, ideal for entertaining guests and al fresco dining in the warmer months.

In summary, the owners have impeccable taste so this fabulous family home is ready to move in to without having to lift a finger.





Melksham, a charming market town nestled within a mile, offers a wide range of amenities. It boasts schools, doctors' surgeries, and supermarkets, making it a convenient place to live and raise a family.

Situated on the banks of the picturesque River Avon, Melksham boasts a historic quarter, and a vibrant town centre filled with independent retailers, cafes, pubs, restaurants, and a weekly market held on Tuesdays.

The town also provides residents with access to various facilities, including a library, gym, and swimming pool. Melksham is known for its strong sense of community, with numerous clubs and societies catering to people of all ages.

Local events are a major draw for visitors, with highlights including the Melksham Music Festival, Party in the Park, and the Food and River Festival.

Melksham is surrounded by historic landmarks and offers beautiful walking trails, such as the Riverside Walk along the Avon and the Conigre Mead Nature Reserve, where visitors can spot fascinating wildlife.

Neighbouring towns include Calne, Corsham, Devizes, Bradford on Avon, Trowbridge, and Chippenham. Chippenham with its mainline rail services, also offers easy access to the M4 at junction 17, just 3 miles north. Bath, a Georgian city renowned for its numerous facilities, is approximately 12 miles away.

Tenure: Freehold  
Local Authority: Wiltshire Council  
Council Tax Band: E  
EPC Rating: B  
Mains gas, electricity, water and drainage.

## KEY FEATURES

- Immaculate four bedroom detached

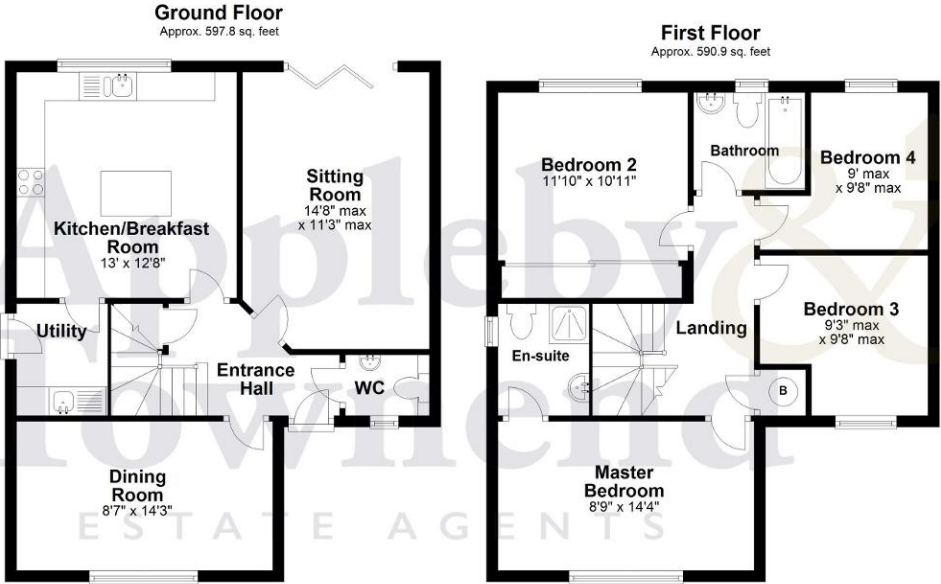


- Desirable small development
- Kitchen/breakfast room
- Dining room
- Fully enclosed rear garden
- Just five years old
- 14 'ft master bedroom and en-suite
- Separate utility
- Downstairs cloakroom
- Larger than average single garage





Floor Plan



Total area: approx. 1188.7 sq. feet

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.

ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		94 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.

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