



3 BEDROOM DETACHED | UNION STREET, SN12 | GUIDE PRICE £425,000



## DESCRIPTION

Nestled in a sought-after and central location in Melksham, this charming three-bedroom detached house offers generously sized living spaces, including a living room, dining room, and a family room, complemented by a large garden. Perfect for families or those who enjoy entertaining, this property boasts a flexible layout that beautifully blends traditional period features with modern living.

Upon entering, you are greeted by a bright and inviting entrance hall that leads into the spacious living room. This generous space is ideal for both relaxation and hosting guests, with large windows allowing natural light to flood the room, creating a warm and airy atmosphere. The room is enhanced by period features, including high ceilings and original detailing, adding an extra layer of charm and character to the home.

Moving through the ground floor, you'll find two additional reception rooms: a family room, offering a cosy space for informal gatherings, and a dining room, conveniently located opposite the kitchen, making it perfect for family meals or dinner parties. The layout of these rooms offers excellent flexibility for modern living, with ample opportunities for adaptation to suit various needs. The period features throughout the property only serve to enhance its sense of character.

The kitchen is well-equipped with plenty of storage and work surfaces, offering a practical and efficient space for meal preparation.

Upstairs, the house offers three well-proportioned bedrooms, with the master bedroom offering ample space for wardrobes and a contemporary style wet room. The remaining two bedrooms are perfect for family members or guests. Completing the upstairs is a family bathroom, which is well-appointed with modern fixtures.





The property also boasts a large garden, ideal for children to play, pets to roam, or simply enjoying the outdoors. With both patio and lawn areas, the garden is well-maintained and provides the perfect setting for alfresco dining or outdoor relaxation.

To the front of the property, you'll find driveway parking for 2-3 cars, offering convenient off-road parking with additional space for visitors.

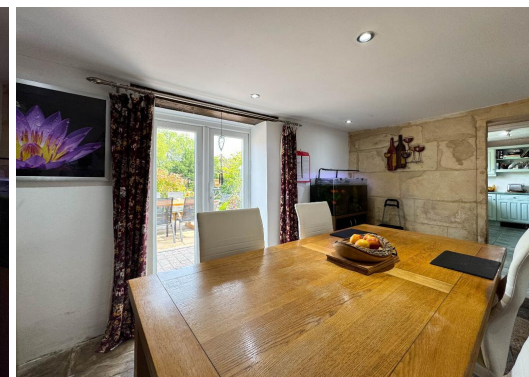
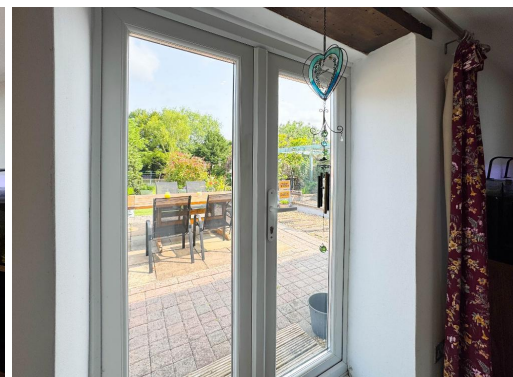
Located just a short distance from Melksham town centre, this property offers easy access to a wide range of shops, cafes, restaurants, and essential amenities. The town boasts a mix of independent boutiques, high street stores, and local markets, ensuring that all your daily needs are within easy reach. For outdoor enthusiasts, Melksham is surrounded by beautiful countryside, offering plenty of walking and cycling routes.

Melksham Railway Station is also nearby, providing quick connections to larger towns and cities, including Bath, Bristol, and Salisbury, making it ideal for commuters. Additionally, the A350 offers excellent road links to surrounding areas, including the M4, providing convenient access to major cities and transport hubs.

The area is well-served by well-regarded schools, including primary and secondary options, making it an excellent choice for families with children. Local amenities also include leisure centres, parks, and recreational facilities, ensuring that there is something for everyone to enjoy. With its mix of convenience, excellent transport links, and family-friendly environment, this location is perfect for those seeking both comfort and connectivity.

## KEY FEATURES

- Retained plenty of period features
- Three reception rooms
- Huge private rear garden



- Contemporary family bathroom
- Off road driveway parking
- Three double bedrooms
- Master en-suite wet room
- Dining room
- Fitted kitchen
- Nearby local amenities

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ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

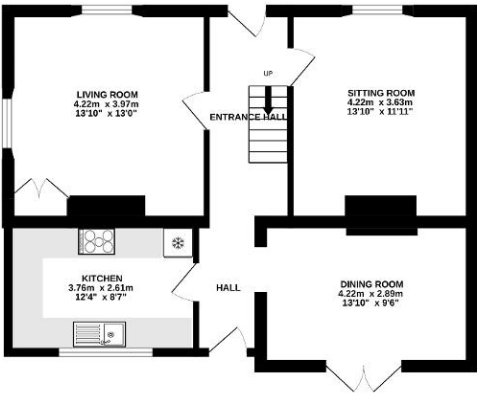
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

APPLEBY & TOWNEND

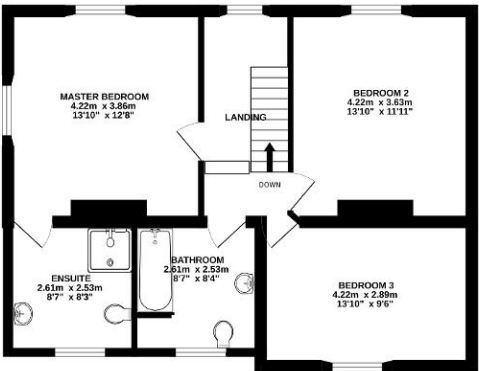
4D Broad Lane Farm  
Seend  
Melksham  
Wiltshire, SN126RJ

Tel: 01225 983 910  
E-mail: [help@applebyandtownend.co.uk](mailto:help@applebyandtownend.co.uk)  
Web: [www.applebyandtownend.co.uk](http://www.applebyandtownend.co.uk)

GROUND FLOOR  
63.2 sq.m. (680 sq.ft.) approx.



1ST FLOOR  
63.6 sq.m. (684 sq.ft.) approx.



TOTAL FLOOR AREA: 126.7 sq.m. (1364 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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