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**LOCK & KEY**  
*Estate Agents*



## 1 Hawthorn Road , Melksham, SN12 7FT

Lock and Key independent estate agents are pleased to offer this attractive & spacious three bed detached property nicely tucked away down a private drive built in 2010 by Bloor Homes and in a decent catchment to schools. The accommodation is arranged over two floors and comprises an entrance hall, cloakroom, a bay fronted living room and an excellent kitchen/diner with French doors leading into the well maintained garden. On the first floor there are three bedrooms, an en-suite and a family bathroom. Added benefits include gas heating and double glazing. Externally there is ample parking, enclosed rear garden and a useful garage. Viewing is strongly recommended.

**£310,000**

# 1 Hawthorn Road

, Melksham, SN12 7FT



- Attractive & Spacious
- Three Beds, En-Suite
- Kitchen / Dining Room
- Gas Heating & Double Glazed
- Tucked Away & Detached
- Entrance Hall, Cloaks
- Family Bathroom
- Garage & Ample Parking
- Bay Fronted Living Room
- Enclosed Rear Garden

## Situation

## Accommodation

## Entrance Hall

## Cloakroom

## Living Room

14'10" into bay x 12'3" (4.52 into bay x 3.73)

## Kitchen / Dining Room

18'11" x 8'11" narrowing to 6'5" (5.77 x 2.72 narrowing to 1.96)

## First Floor Landing

## Bedroom One

9'8" x 8'8" plus built in wardrobes and recess" (2.95 x 2.64 plus built in wardrobes and recess0.00)

## En-Suite

## Bedroom Two

9'4" x 9'2" (2.84 x 2.79)

## Bedroom Three

9'4" x 7'0" plus recess" (2.84 x 2.13

## Family Bathroom

## Externally & Parking

## Garage

## Rear Garden

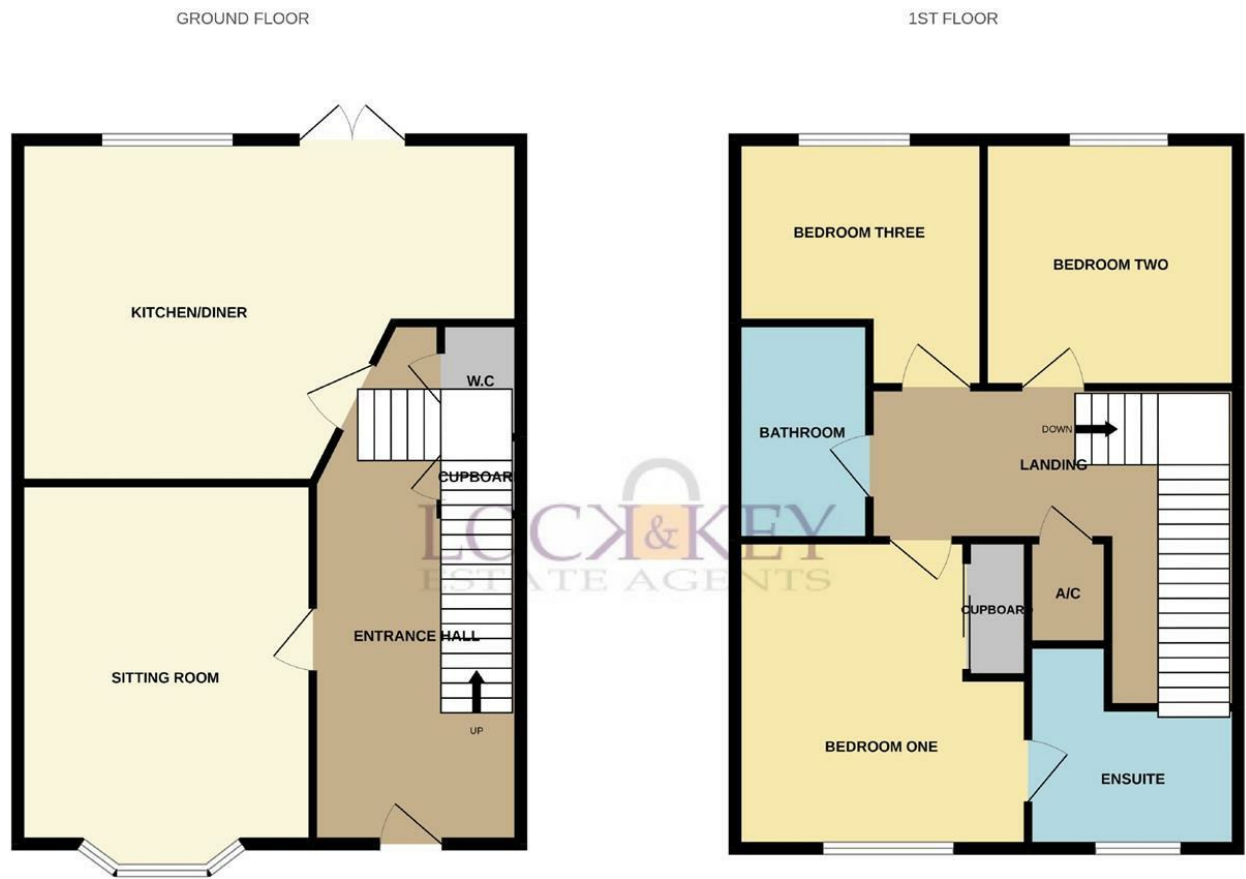
## Directions

## Directions





Floor Plan



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 Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC