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LOCK & KEY
Estate Agents



31 Telford Drive , Melksham, SN12 6GF

Lock and Key independent estate agents are pleased to offer this attractive, truly immaculate detached property situated pleasantly positioned overlooking green space and walking routes on the favoured southern side of town built by the highly regarded Bellway Homes to their Wilcot design. Based on two floors the accommodation comprises, a welcoming entrance hall, cloakroom, dining room, living room with French doors out to the rear. Across the hall is a beautiful kitchen / dining room and a useful utility. The kitchen is fitted to a very high standard with an integrated oven, dishwasher, fridge/freezer, and central island combining a wonderful space to entertain friends and family. Upstairs are there are four bedrooms off a light galleried landing and the en-suite and family bathroom complete this beautifully. Externally the feeling of space continues with a lovely decent size enclosed rear garden and side gate access to the driveway and garage. Countryside walks and wildlife areas wrap around and its convenient to our cherish Kennet & Avon canal links on the very fringe at Semington. Viewing is strongly recommended.

£405,000

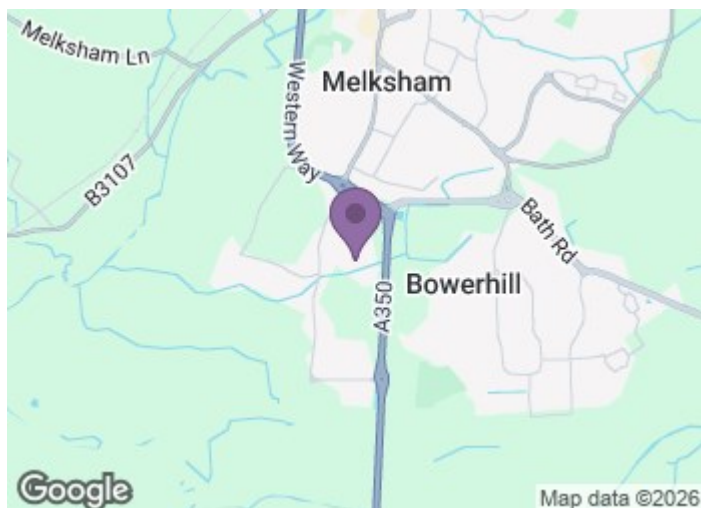
31 Telford Drive

, Melksham, SN12 6GF



- Truly Immaculate, Attractive And Spacious
- Hall, Cloakroom, En-Suite & Bathroom
- Amenities, Green Spaces, Canal and Countryside Walk On Fringe
- Remaining Years Of NHBC Warranty
- Superb Bellway Home By Their Wilcot Design
- Dining Room & Living Room
- Lovely Enclosed Rear Garden
- Executive Style, Detached & Four Bedrooms
- Lovely Fitted Kitchen / Dining Room & Appliances
- Garage & Drive Parking

Situation



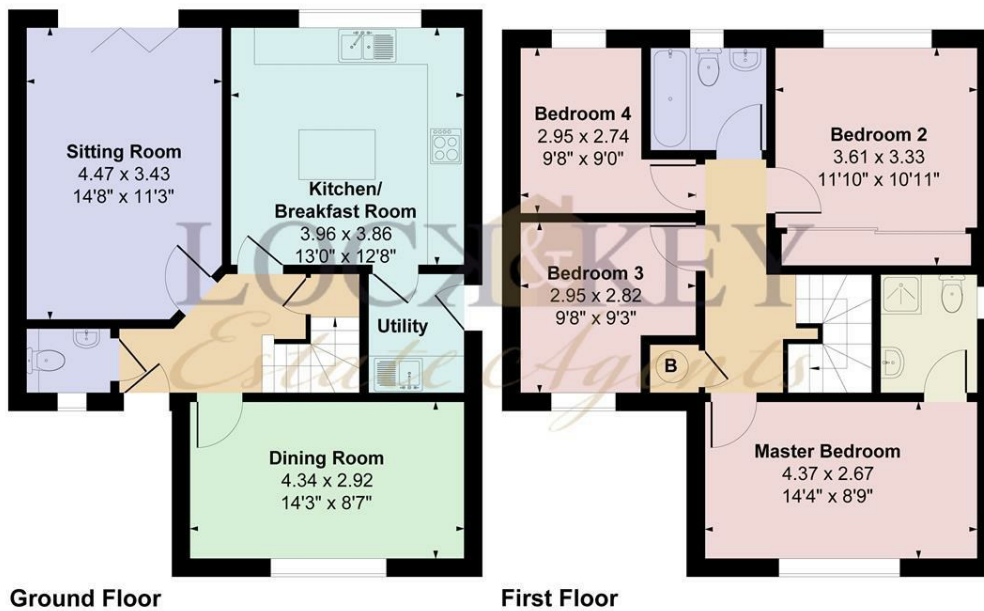
Directions



Floor Plan

Telford Drive, Melksham, SN12 6GF

Approximate Gross Internal Area
 Main House = 110 sq m (1189 sq ft)



© Meyer Energy 2025. Drawn to RICS guidelines. Not drawn to scale.
 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
 All measurements and areas are approximate and should not be relied on as a statement of fact.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	