

5 Church Street, Melksham, Wiltshire, SN12 6LS

Tel: 01225 707342

Email: [info@homesinmelksham.co.uk](mailto:info@homesinmelksham.co.uk)

[www.homesinmelksham.co.uk](http://www.homesinmelksham.co.uk)

**LOCK & KEY**  
*Estate Agents*



## 1 Larch Close , Melksham, SN12 6UD

Lock and Key independent estate agents are pleased to offer this attractive three bed detached property built by Mclean Homes situated in a favoured cul-de-sac within a level walk into town and the highly thought of Aloeric School, making it an ideal choice for families with school-going children and for those wishing to be convenient to amenities. Based on two floors the accommodation offers the perfect blend of space, comfort, and convenience, comprising with an entrance porch, spacious living room, cloakroom, fitted kitchen and a lovely conservatory (new roof in 2024). On the first floor there are three bedrooms and a family bathroom. Additional features include double glazing and gas heating. Externally a notable feature of this property is its lovely south facing rear garden, providing the perfect setting for outdoor gatherings, or simply enjoying a cup of tea in the sunshine, useful garden shed with power. At the front is the garage, power connected, electric door, personal door to side and ample driveway, parking and EV charger is always there offering convenience for you and your guests. Viewing is strongly recommended.

**£335,000**

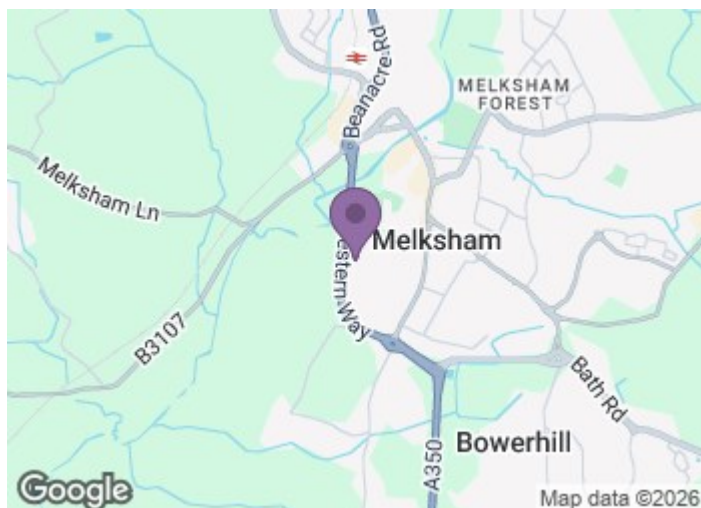
# 1 Larch Close

, Melksham, SN12 6UD

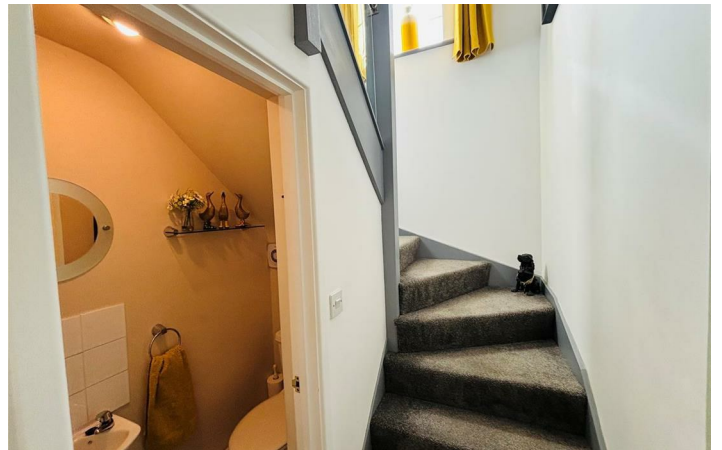
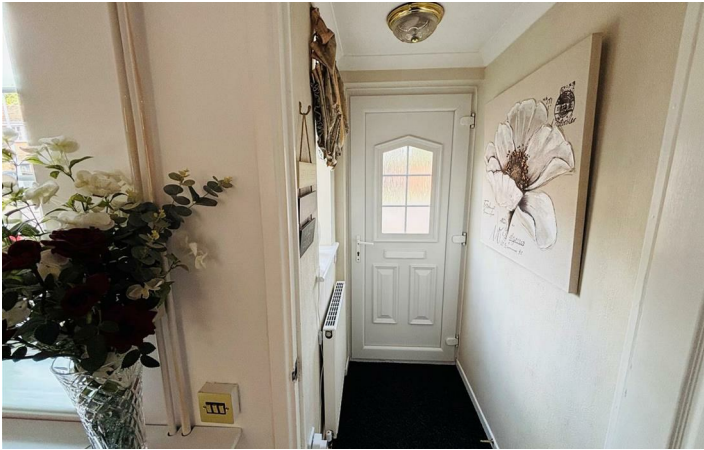


- Attractive Detached Ex Show Home
- Porch, Inner Hall, Cloakroom
- Lovely Conservatory
- Level Walk Into Town & Convenience To Amenities
- Built By Mclean Homes
- Specious Living Room
- South Facing Rear Gardens
- Three Bedrooms & Family Bathroom
- Fitted Kitchen
- Garage, EV Charging Point & Ample Parking

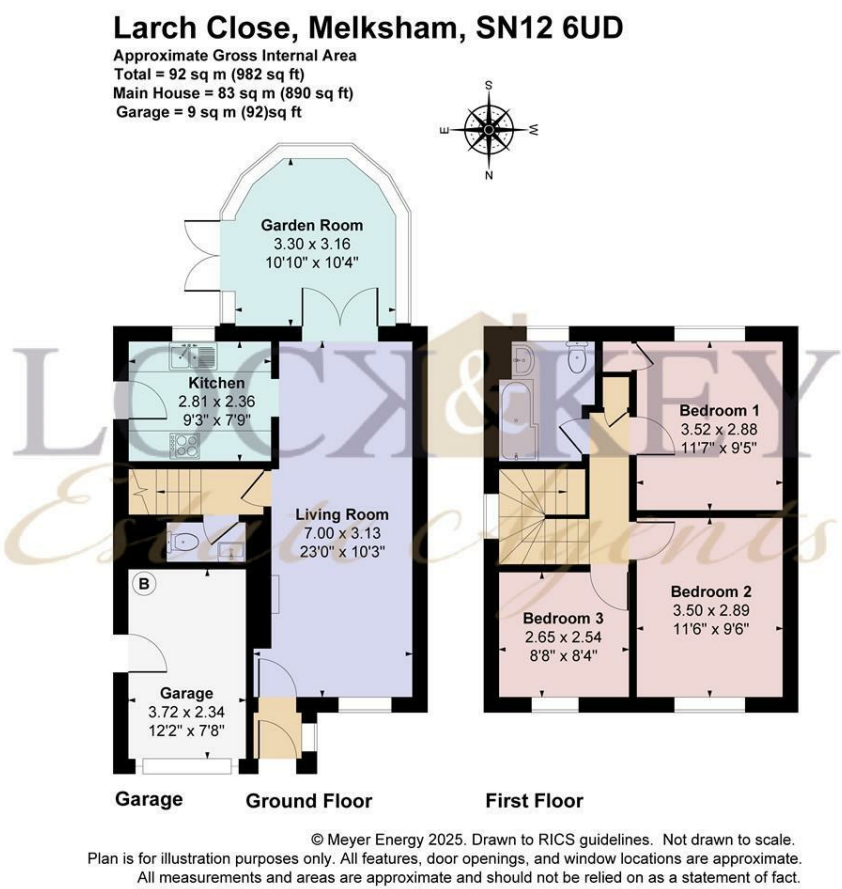
## Situation



## Directions



Floor Plan



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 firms 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) <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                     |         |           |