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**LOCK & KEY**  
*Estate Agents*



## 30 Mint Grove , Melksham, SN12 6YN

Lock and Key independent estate agents are pleased to offer this truly immaculate, attractive, impressive and spacious four double bedroom detached property built by David Wilson to their Bayswater design situated on the favoured Hunters Wood. Offering good living proportions throughout at just over 1500 sq ft (in total including garage), the accommodation offers real quality as you walk around noticing the finishings. A welcoming entrance hall, cloakroom, bay fronted living room and a fabulous kitchen / dining room. Additional features include double glazing and gas heating. On the first floor there are three bedrooms and a lovely family bathroom. On the third floor there is a beautiful main bedroom with built in wardrobes and a stunning en-suite. Externally there is drive parking, garage and an enclosed rear garden. Viewing is strongly recommended. No Chain.

**Offers Over £400,000**

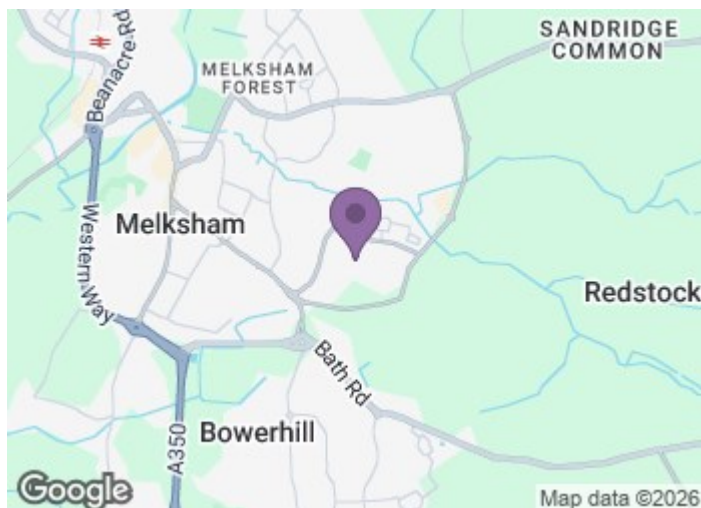
# 30 Mint Grove

, Melksham, SN12 6YN



- Truly Immaculate Throughout
- Four Double Bedrooms (Main Bedroom - Superb)
- Bay Fronted Living Room
- Enclosed Rear Garden & No Chain
- Attractive, Detached Home
- Stunning En-Suite & Family Bathroom
- Fabulous Kitchen / Dining Room
- David Wilson Built To Their Bayswater Design
- Welcoming Hallway & Cloakroom
- Garage & Parking

## Situation



## Directions

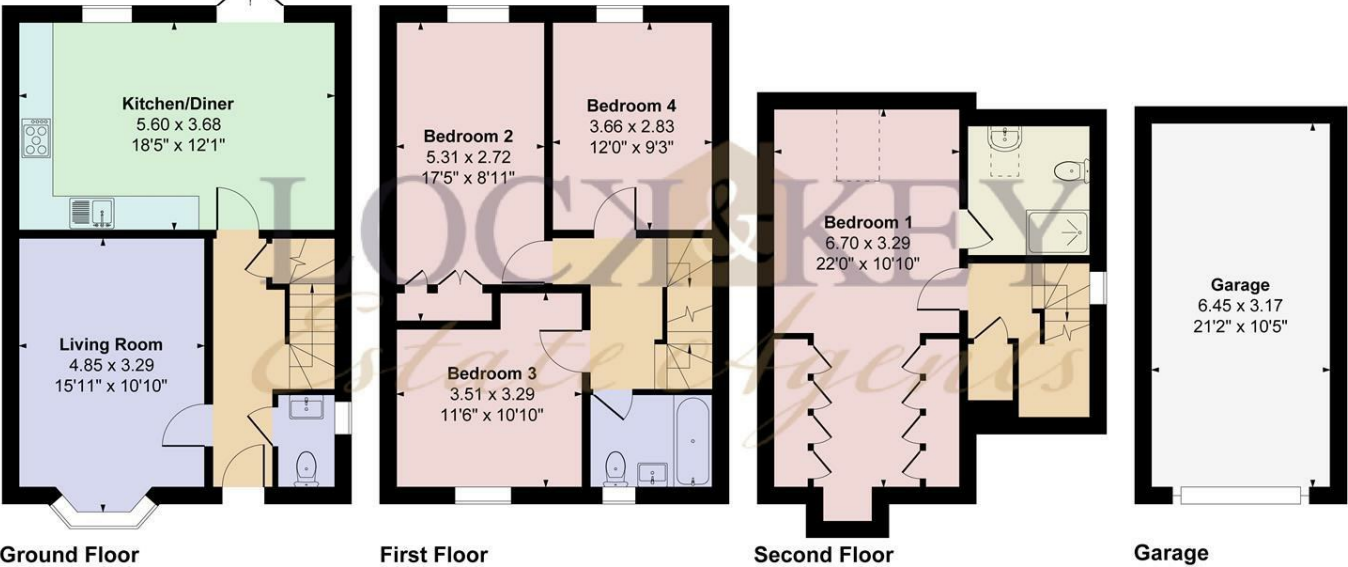
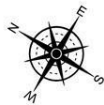




Floor Plan

Mint Grove, Melksham, SN12 6YN

Approximate Gross Internal Area  
Total = 147 sq m (1591 sq ft)  
Main House = 127 sq m (1371 sq ft)  
Garage = 20 sq m (220)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 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