



## 3 Dakota Close , Melksham, SN12 6XB

Lock and Key independent estate agents are pleased to offer this immaculate four bed detached property situated tucked away in a cul-de-sac on the favoured Hunters meadow development in Bowerhill offering good access to the Oak school and Primary school with a host of other local amenities including our cherished Kennet and Avon canal walks on the fringe. Based on two floors the accommodation comprises, an entrance hall, cloakroom, useful study, living room and a kitchen / dining room. Additional features include double glazing and heat source air pump. On the first floor there are four bedrooms, an en-suite and a family bathroom. Externally there is a southerly aspect rear garden, driveway parking and a garage. Viewing is strongly recommended.

**£365,000**

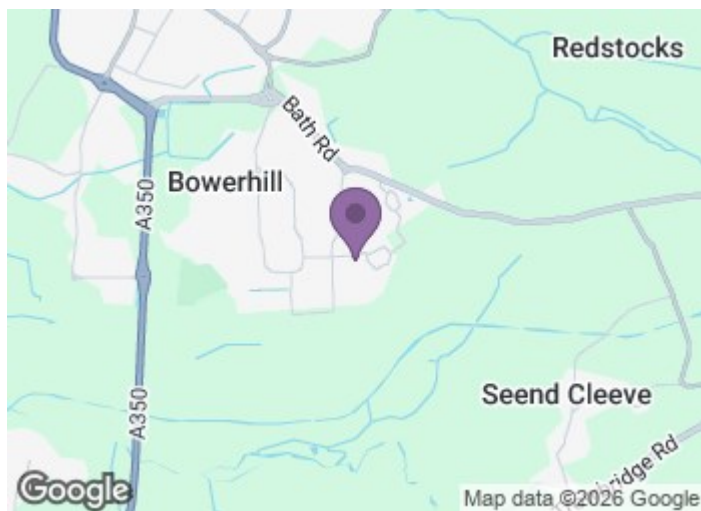
# 3 Dakota Close

, Melksham, SN12 6XB



- Attractive, Detached, Family Home
- Ent Hall, Landing & Four Bedrooms
- Kitchen / Dining Room
- Convenient To Amenities, Canal Walks, Schools
- Garage & Parking
- Cloakroom, En-Suite & Bathroom
- Double Glazing & Heat Source Air Pump
- Southerly Enclosed Rear Garden
- Useful Study, Living Room
- Tucked Away In Cul-De-Sac

## Situation



## Directions

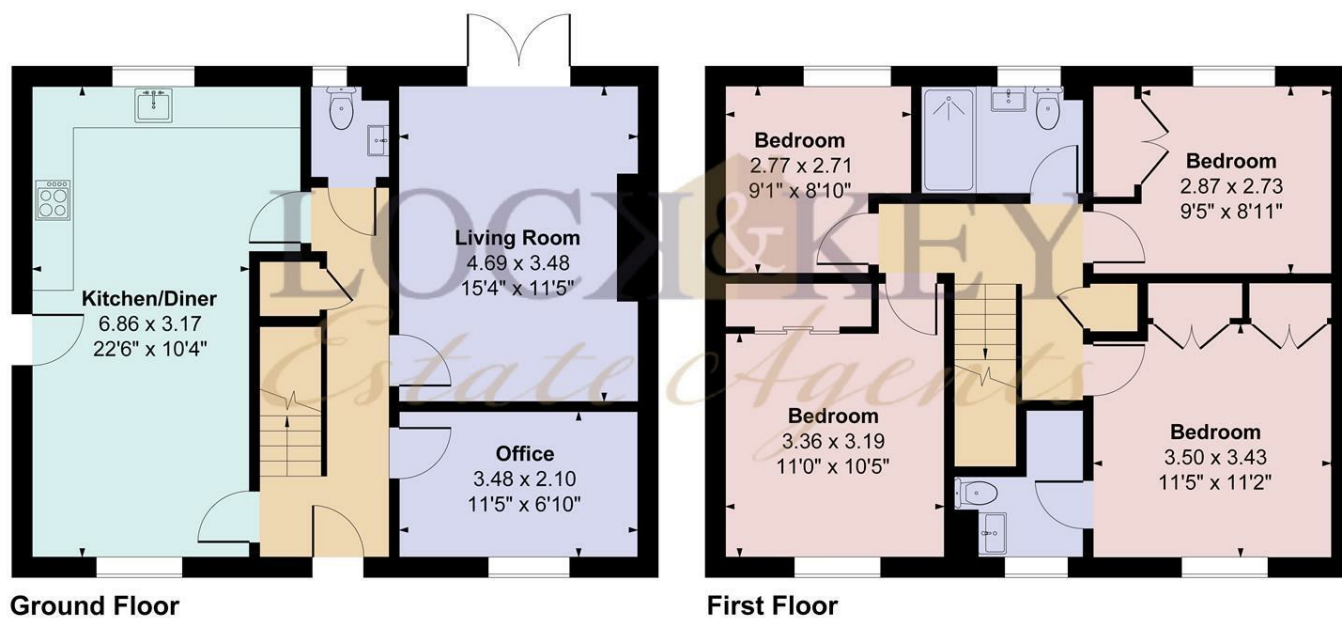


## Floor Plan

### Dakota Close, Bowerhill, Melksham, SN12 6XB

Approximate Gross Internal Area

Main House = 121 sq m (1306 sq ft)



© Meyer Energy 2026. 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		
(81-91)	B		86
(69-80)	C	77	
(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	