

5 Church Street, Melksham, Wiltshire, SN12 6LS

Tel: 01225 707342

Email: info@homesinmelksham.co.uk

www.homesinmelksham.co.uk

LOCK & KEY
Estate Agents



11 Quantock Close , Melksham, SN12 7RY

Lock and Key independent estate agents are pleased to offer this attractive, extended and therefore spacious three / four bed semi detached property immaculate throughout situated at the end of a favoured cul-de-sac on the eastern side of town. Offering good living proportions it's great for that growing family, trading up or down and is flexible too as there are usable family areas internally that are flexible. Based on two floors the accommodation comprises, entrance lobby, living room the focal point with a multi fuel burner, good size kitchen/dining room, and a further kitchen & utility area, and a lovely conservatory. There is an inner area off the kitchen leading to a cloakroom and a useful dining room / bedroom four. On the first floor there are three bedrooms and a family bathroom. Additional features include gas heating and double glazing. Externally there is ample parking for numerous vehicles, side access, enclosed rear garden with cute seating and covered areas, and a useful workshop / storage shed with power connected. Viewing is strongly recommended.

£295,000

11 Quantock Close

, Melksham, SN12 7RY



- Extended & Therefore Spacious Semi Detached
- Three / Four Bedrooms, Gas Heating & Double Glazing
- Charming Living Room & Fire
- Good Size Kitchen / Breakfast Room
- Further Kitchen Prep Area
- Lovely Conservatory
- Inner Part With Cloakroom & Dining Room / Bedroom 4
- Re-Fitted Family Bathroom
- Ample Parking For Numerous Vehicles
- Enclosed Rear Garden & Cute Seating, Eating Entertaining Areas, Useful Workshop

Situation

Entrance Lobby

Living Room & Fire

17'8" x 14'0" (5.38 x 4.27)

Kitchen / Breakfast Room

14'0" x 8'4" (4.27 x 2.54)

Further Kitchen Area

10'3" x 8'0" (3.12 x 2.44)

Conservatory

10'8" x 9'10" (3.25 x 3.00)

Cloakroom

Family Dining Room /Bedroom

Four

16'7" x 8'0" Max (5.05 x 2.44 Max)

First Floor Landing

Bedroom One

12'0" x 9'0" (3.66 x 2.74)

Bedroom Two

10'8" x 8'0" (3.25 x 2.44)

Bedroom Three

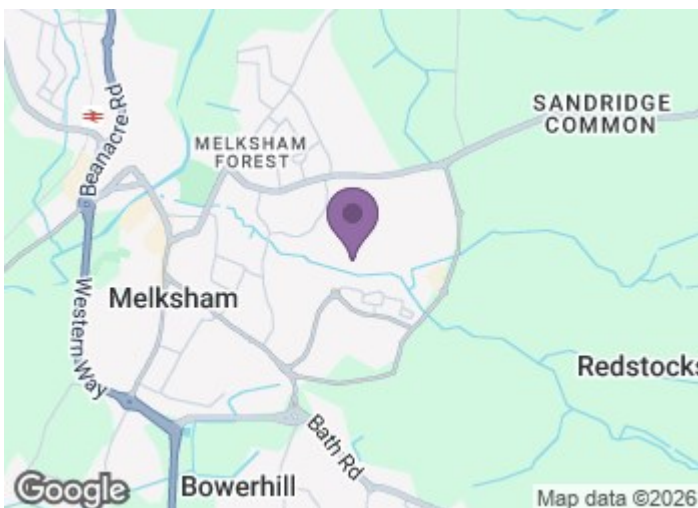
7'0" x 6'0" (2.13 x 1.83)

Family Bathroom

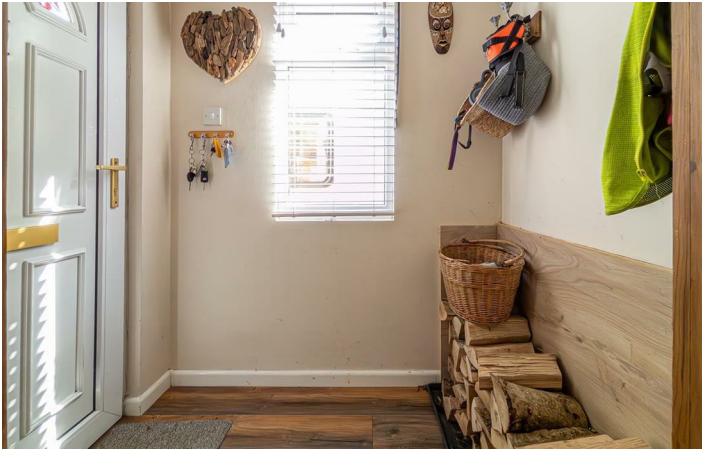
Externally & Parking

Rear Garden

Directions



Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	