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LOCK & KEY
Estate Agents



8 Cranesbill Road , Melksham, SN12 7GG

Lock and Key independent estate agents are pleased to offer this beautifully presented four bed detached family home, built around 12 years ago, situated in a highly sought-after modern development in Melksham. Offering generous living space and a practical layout, the accommodation comprises an entrance hall, spacious living room, and a kitchen/dining room forming the heart of the home — featuring a comprehensive range of modern wall and base units, ample work surfaces, and integrated appliances, with a dedicated dining area and French doors opening onto the side garden. A utility room, cloakroom and additional storage complete the ground floor.

On the first floor there are four well-proportioned bedrooms, the main having its own en-suite shower room, while the remaining three share a contemporary family bathroom.

Externally the property benefits from a private driveway offering off-road parking, along with a single garage with power and lighting. The side garden is secure and well maintained, ideal for children, pets or outdoor entertaining. Viewing is highly recommended.

£425,000

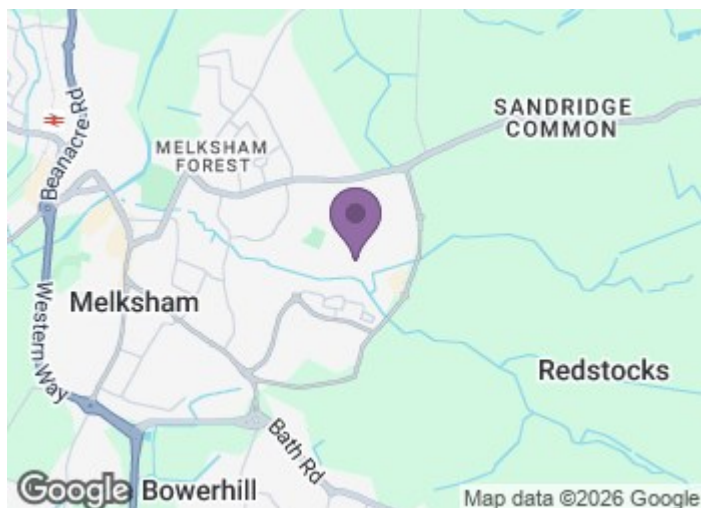
8 Cranesbill Road

, Melksham, SN12 7GG



- Beautifully Presented Four Bed Detached
- Highly Sought-After Modern Development
- Spacious Kitchen/Dining Room With Integrated Appliances
- Separate Utility Room & Cloakroom
- Main Bedroom With En-Suite
- Driveway Parking & Single Garage With Power
- Secure Side Garden
- Outstanding Ofsted-Rated Primary School Nearby
- Local Amenities Including Co-op & The Water Meadow Pub
- Easy Access To Melksham Town Centre

Situation



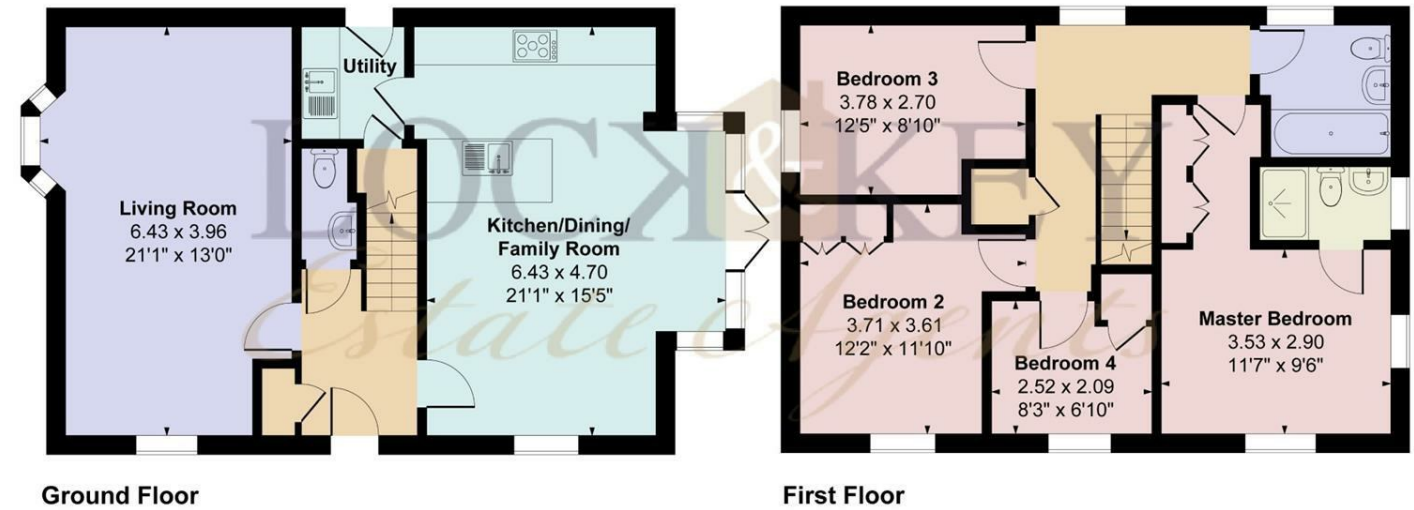
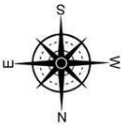
Directions



Floor Plan

Cranesbill Road, Melksham, SN12 7GG

Approximate Gross Internal Area
Main House = 123 sq m (1324 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 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) A		
(81-91) B		
(69-80) C	79	83
(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		