



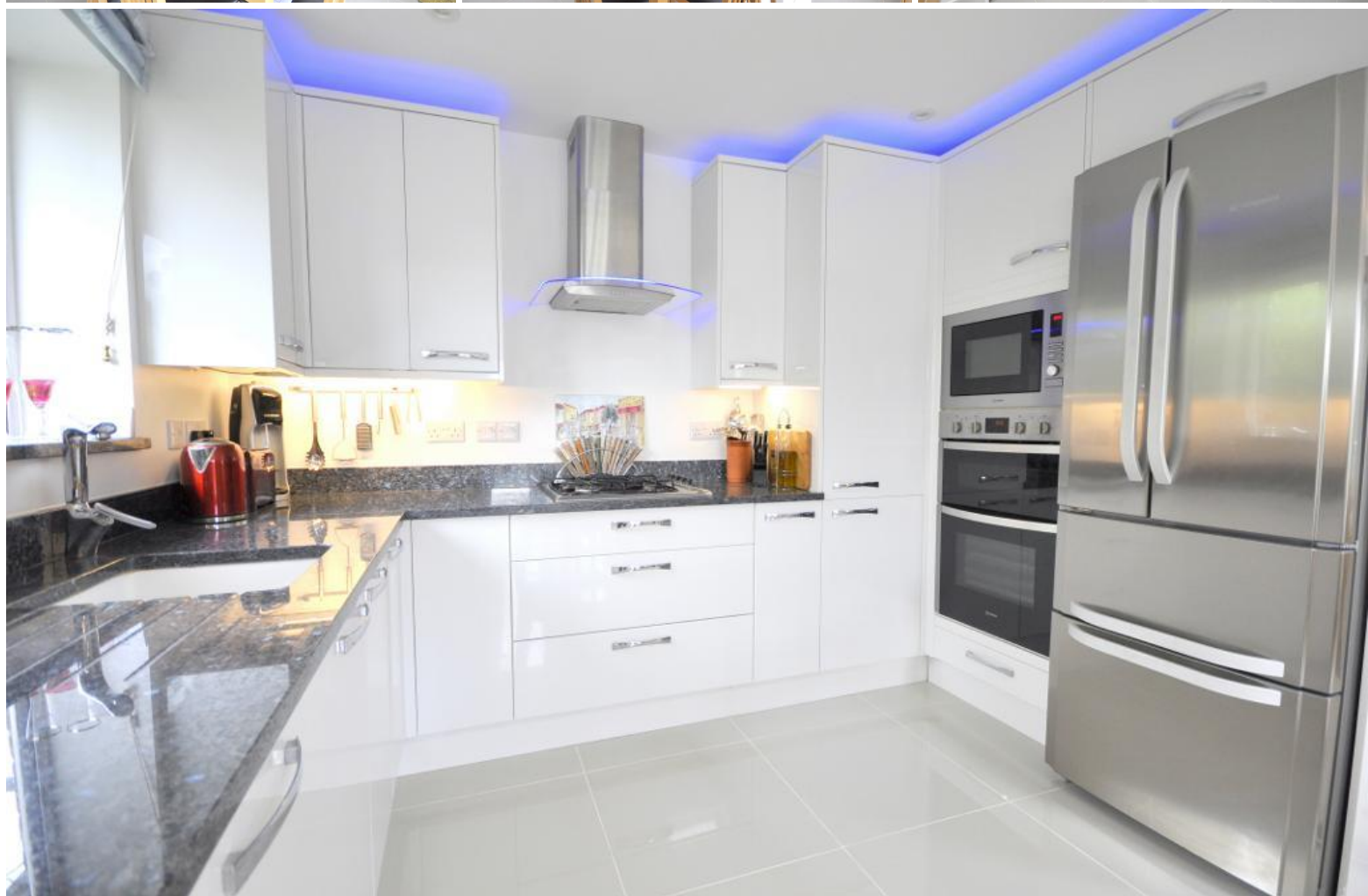
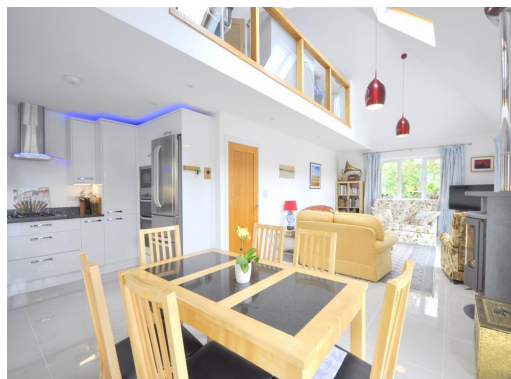
DESCRIPTION

Constructed in 2016 this uniquely designed detached chalet bungalow offers the very best of contemporary styling coupled with light and airy open plan living on a generous plot. The superbly presented accommodation comprises a spacious triple aspect living room with a vaulted ceiling and wood burning stove which opens to an impressive fitted kitchen. The ground floor is completed with three double bedrooms, smartly appointed family bathroom and en-suite facilities to the master bedroom. Upstairs there is access to a mezzanine office which provides the perfect space to work from home and a spacious bedroom suite which also offers en-suite facilities. Further benefits include triple glazing throughout, double glazed skylights, underfloor heating downstairs, solar panels and Cat 5 cabling for those requiring high speed internet connectivity.

Externally a long driveway provides ample off-road parking and leads to a pretty South facing garden which is mainly laid to lawn. Berryfield Brook runs alongside the drive bringing an abundance of wildlife into the garden.

Pleasantly situated within a cul-de-sac in a popular residential area which is within a level walk of the centre of Melksham which provides an extensive range of amenities including swimming pool/fitness centre, library and bus services to surrounding towns. Neighbouring towns include Calne, Corsham, Devizes, Bradford on Avon, Trowbridge and Chippenham with the latter having the benefit of mainline rail services whilst the Georgian city of Bath with its many facilities lies some 12 miles distant. Access to the M4 at junction 17 is 3 miles north of Chippenham.

Tenure: Freehold
Local Authority: Wiltshire Council
Council Tax Band: D
EPC Rating: C
All mains services connected.



KEY FEATURES

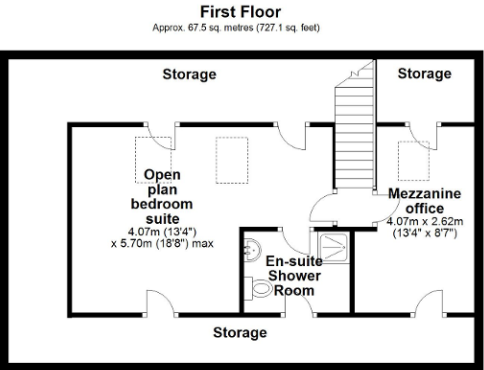
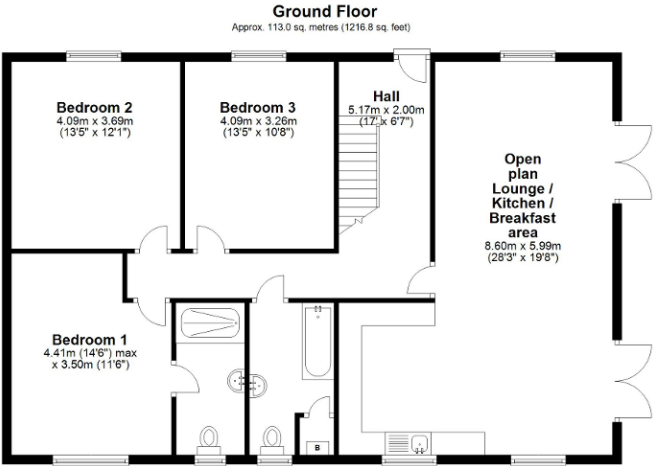
- Detached chalet style bungalow
- Stunning open plan styling
- Two en-suites & family bathroom
- Ample off road parking
- Under floor heating
- Four double bedrooms
- Mezzanine office space
- Generous plot
- South facing garden
- Solar panels





ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 180.6 sq. metres (1943.9 sq. feet)

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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