



3 BEDROOM SEMI-DETACHED | FIELDFARE WAY, SN12 | OFFERS OVER £300,000

DESCRIPTION

This immaculate three bedroom semi-detached family home is located in the enviable Dauncey Gardens, well positioned in a peaceful cul-de-sac.

Through the front door there is a light and spacious entrance hall with a downstairs WC and provides access to the stunning kitchen / dining room which in turn guides you through double doors to the elegant sitting room with French doors leading to the rear patio. Upstairs there are two double bedrooms and a contemporary style family bathroom.

There is a magnificent main bedroom on the top floor, with a classy en-suite shower room and a superb wardrobe providing plenty of storage.

There is a private fully enclosed rear garden, perfect for entertaining guests and alfresco dining with these warm summer months to come, and off road parking for two cars to the side.

All in all, a highly desirable family home and a wonderful location. You could just move in without having to lift a finger.

The centre of Melksham with its range of amenities including swimming pool/fitness centre, library and bus services to surrounding towns lies just over a mile away. 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.

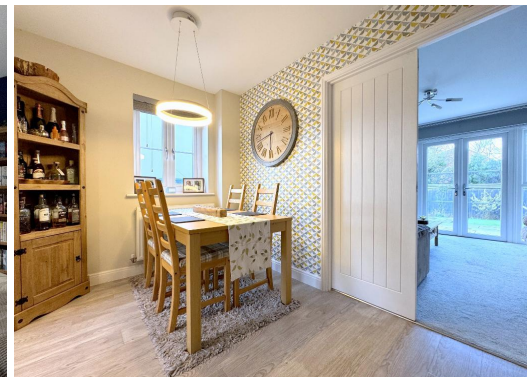
Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: C

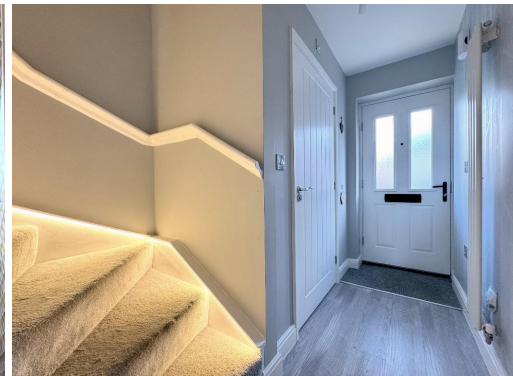
EPC Rating: B

All mains services connected. Gas central heating and solar panels.



KEY FEATURES

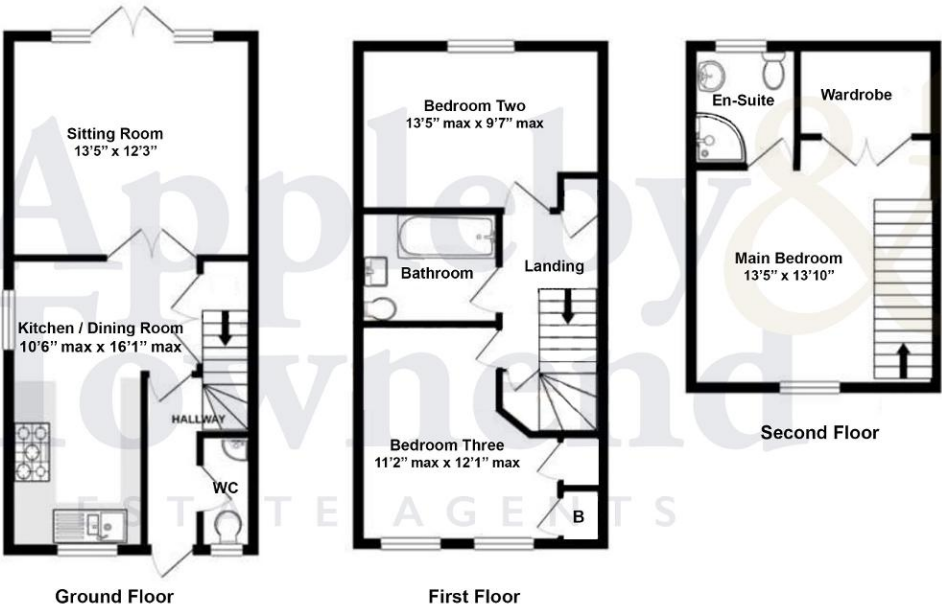
- Semi detached family home
- Three double bedrooms
- Large sitting room with French doors
- Contemporary family bathroom
- Off road parking
- Quiet cul-de-sac location
- Kitchen / dining room
- Beautiful en-suite shower room
- Solar panels with excellent EPC rating
- Fully enclosed private rear garden





Floor Plan

Total Floor Area: 93.3 sq.m. (1004 .sq.ft.) Approx



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 of efficiency can be given.

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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