



4 BEDROOM DETACHED | HAWTHORN ROAD, SN12 | £375,000

DESCRIPTION

Immaculately Presented Family Home in a Peaceful Cul-de-Sac Setting

Positioned in a quiet and highly sought-after cul-de-sac with just a select few neighbouring properties, this beautifully appointed home has been thoughtfully updated by the current owners and is presented to an exceptional standard throughout. Offering more than initially meets the eye, this deceptively spacious property is a true hidden gem.

Upon entering, you are welcomed into a practical and inviting hallway with space for coats and shoes. This leads through to a bright and elegant sitting room, where a wide bay window floods the space with natural light. Generously proportioned, this room provides ample space for a variety of seating arrangements; ideal for relaxing or entertaining.

To the rear, the heart of the home is the impressive open-plan kitchen and dining area with water softener. Stylish and contemporary, it features modern units, sleek worktops, an eye-level oven, and designated spaces for a fridge/freezer and dishwasher. A standout feature of this space is the bay-style windowed area that offers delightful views of the garden; perfect for morning coffee or evening dining. French doors open directly onto the patio, allowing for seamless indoor-outdoor living during the warmer months.

Additional practicality is offered via a large under-stairs storage cupboard, a separate utility room to keep laundry and appliances neatly tucked away, and a rear entrance; ideal for managing muddy boots or pets. A modern ground floor cloakroom completes the accommodation on this level.

Upstairs, the galleried landing leads to four well-proportioned bedrooms. The principal suite benefits from fitted wardrobes and a contemporary en-suite



shower room. The second bedroom is notably spacious and also features ample fitted storage. Bedrooms three and four, currently used as hobby and office spaces, comfortably accommodate a small double or make ideal children's rooms. A modern family bathroom completes the first floor.

Outside, the rear garden offers a peaceful retreat, laid mainly to lawn with established planting, a generous patio area for entertaining, and a charming summerhouse nestled in the corner. Gated side access provides convenient pathways for bin storage and leads to the front of the property.

To the front, a private driveway offers ample parking and leads to an integral single garage, which is equipped with power and lighting and presents excellent potential for conversion, subject to the necessary planning permissions.

This discreet and family-friendly location, with no through traffic, offers a safe and tranquil environment while remaining within easy reach of local amenities, schools, and transport links. If you're seeking a turnkey home where every detail has been carefully considered ;this property deserves your attention.

Situated just off the sought-after Snowberry Lane, this popular residential area offers a superb balance of convenience and lifestyle. With open green spaces and a nearby nature reserve, it's perfect for those who enjoy walking or time outdoors. A range of local amenities are within easy reach, including shops, a pub, takeaways, children's play parks, and the highly regarded Spa Medical Centre; all just a short walk away.

The town centre is also within walking distance, offering an excellent selection of independent retailers, cafés, and restaurants, alongside major supermarkets including Aldi, Sainsbury's, Lidl, and Waitrose. For sports and leisure enthusiasts, Melksham Rugby and Football Clubs are nearby, as well as a gymnastics centre and soft play facility at Bowerhill.



Well-positioned for travel, the property benefits from quick access to the A350, providing direct routes to Bath, Chippenham, and the M4 motorway. Melksham railway station offers links to Trowbridge and Swindon, while excellent local bus services run along Snowberry Lane; just a short stroll from the property.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: E

EPC Rating: High C

All mains services connected. Gas central heating.

Yearly service charge: £191.00

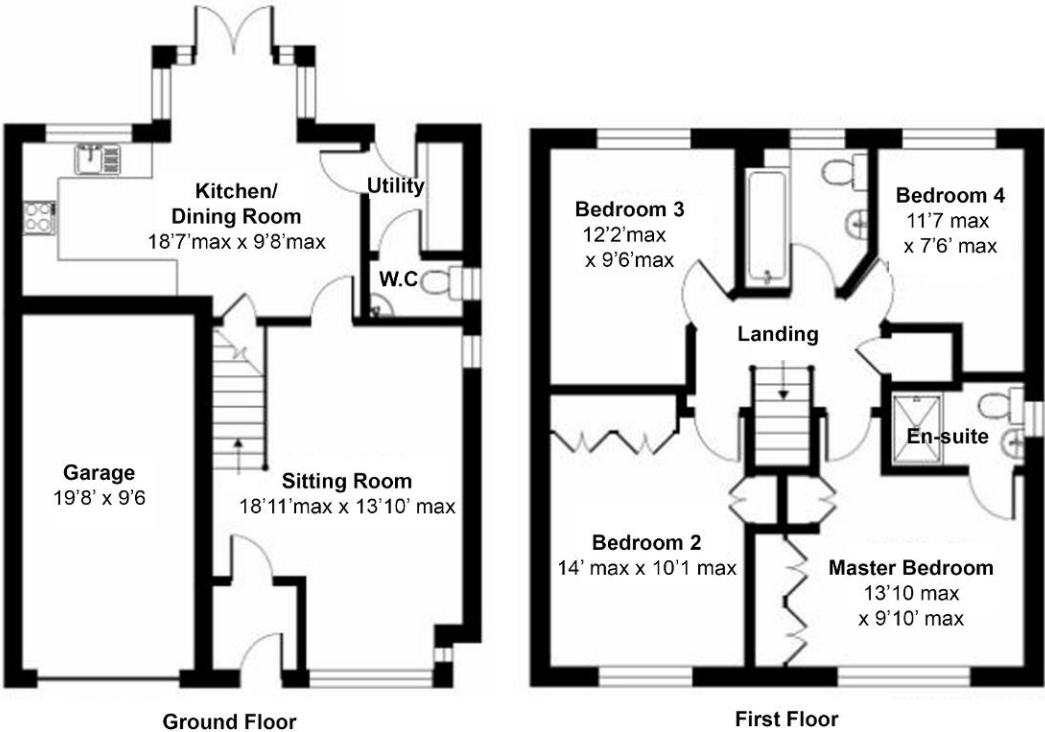
KEY FEATURES

- Immaculate detached family home
- Elegant sitting room with bay window
- Sun area and French doors to the garden
- Four good sized bedrooms
- Fully enclosed well established garden
- Desirable quiet location
- Beautiful fitted kitchen/dining room
- Separate utility room and downstairs WC
- Master en-suite and built in wardrobes
- Ample parking and integral garage



Floor Plan

Total floor area including Garage: 1355 sq ft / 125.9 sq m approx



ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 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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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.