



3 BEDROOM SEMI-DETACHED | FIELDFARE WAY, SN12 | GUIDE PRICE £315,000

DESCRIPTION

This immaculate three-bedroom semi-detached family home is set within the highly sought-after Dauncey Gardens, enjoying a peaceful cul-de-sac position.

The welcoming entrance hall is light and spacious, with a convenient downstairs WC, and leads to a stunning kitchen/dining room; the perfect space for family meals or entertaining guests. Double doors open through to the elegant sitting room, where French doors provide a seamless connection to the rear patio.

On the first floor, you will find two well-proportioned double bedrooms and a sleek, contemporary family bathroom.

The top floor is dedicated to a magnificent main bedroom, complete with a stylish en-suite shower room and a superb fitted wardrobe offering excellent storage.

Outside, the private and fully enclosed rear garden features attractive decking, creating the perfect space for alfresco dining and summer entertaining. To the side of the property, there is off-road parking for two vehicles, which leads to a larger-than-average garage providing excellent storage or potential for additional uses.

All in all, this is a highly desirable family home in a wonderful location; ready to move into without lifting a finger.

The property is conveniently situated just over a mile from Melksham town centre, which offers a wide range of amenities including a swimming pool and fitness centre, library, and regular bus services to surrounding towns. Nearby centres include Calne, Corsham, Devizes, Bradford-on-Avon, Trowbridge and Chippenham; the latter providing mainline rail services to London and the West Country. The Georgian city of Bath, with its wealth of cultural and leisure facilities, is



approximately 12 miles away. For those needing motorway access, the M4 (Junction 17) lies just three miles north of Chippenham.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: C

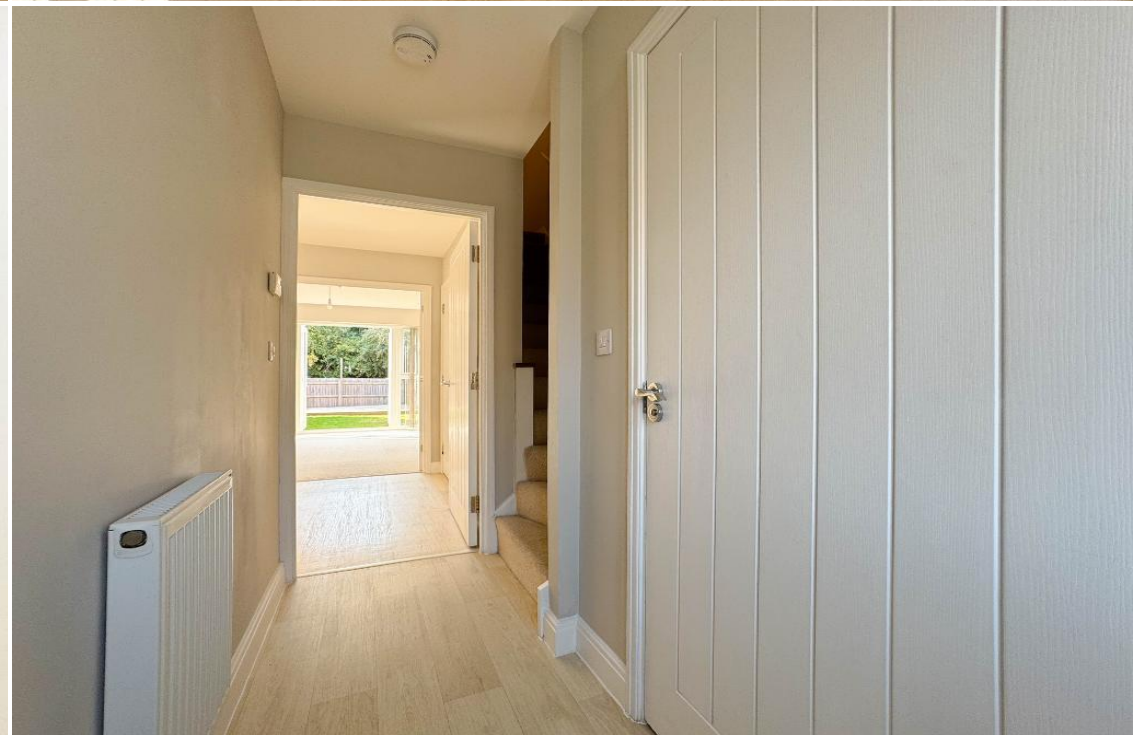
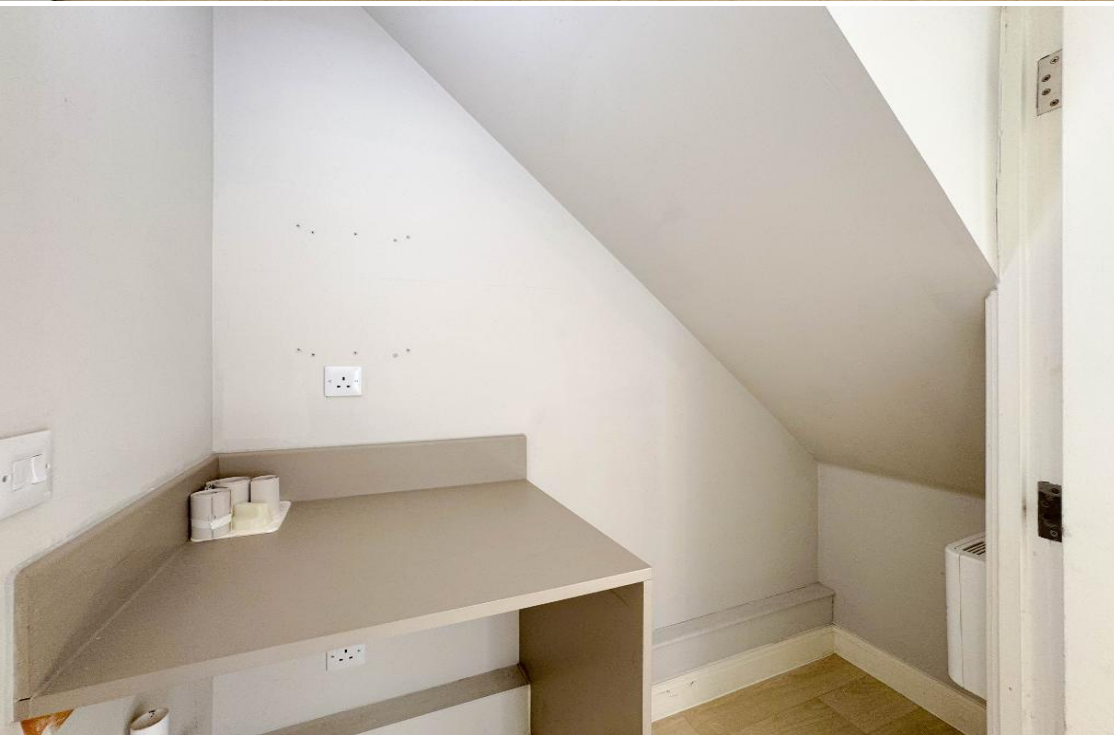
EPC Rating: B

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

KEY FEATURES

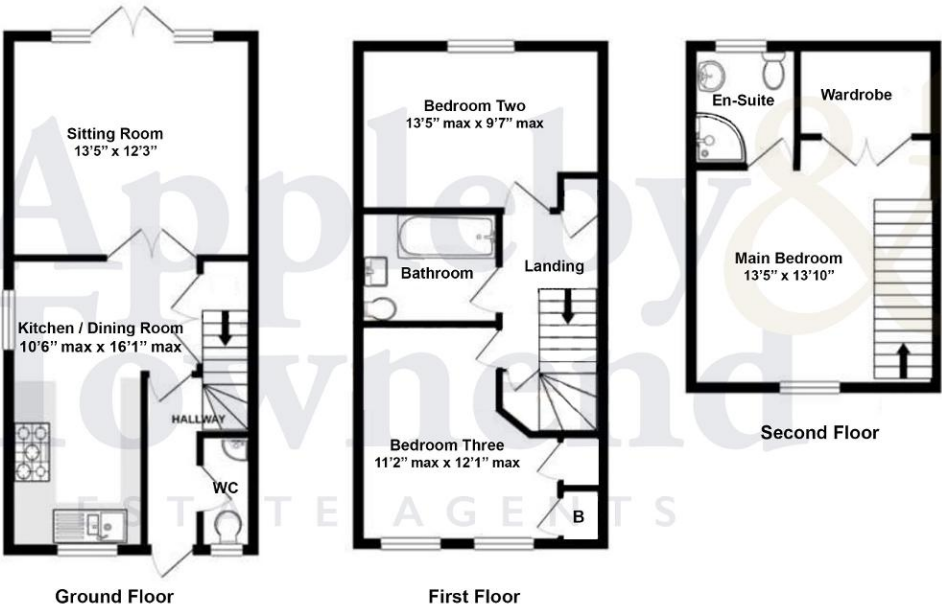
- Move in ready
- Peaceful cul-de-sac location
- Elegant sitting room with French doors
- Two further double bedrooms
- Private, sunny rear garden
- No onward chain
- Beautiful fitted kitchen/dining room
- Luxurious top-floor main bedroom
- Sleek family bathroom
- Off road parking & Garage





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

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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