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£600,000

5 BEDROOM BUNGALOW - DETACHED

Tall Tree's, 34b Lowbourn

Melksham SN12 7DZ



Lock and Key independent estate agents are delighted to offer this rare opportunity to acquire an attractive, and substantial four/five bed detached bungalow which has been extensively modernised by the present owners to an exacting standard. Situated close to the town centre's amenities and yet uniquely tucked away in a quiet no through lane set in surrounding gardens on a very large and generous plot. Properties like these very rarely appear on the market and this is the second time in 61 years it has been available. Offering excellent living proportions throughout the accommodation comprises, an entrance hall with doors off all rooms, spacious living room & dining room with log fire, a superb fitted kitchen/family room, shower room, family bathroom, cloakroom and four/ five bedrooms. Externally there is parking for numerous vehicles, two separate garages, useful workshop, and is surrounded by large gardens uniquely offering a good degree of privacy. The property is a hidden gem offering so much internally and

SITUATION

Enjoying a unique and convenient location a short distance from the town centre, the property is within reach of a range of facilities which include swimming pool/fitness centre, library, an array of retail and commercial outlets, supermarkets and bus services to surrounding towns whilst both infant and junior schools are available close by. King George V Playing Field is also close by whilst a sports centre at Bowerhill just over two miles away offers a range of facilities including ten pin bowling. Neighbouring towns include Calne, Corsham, Devizes, Bradford on Avon, Trowbridge and Chippenham with the latter having the benefit of main line rail services whilst the City of Bath with its many facilities lies some ten miles distant. Access to the M4 at junction 17 lies three miles north of Chippenham.

Accommodation

Front door with obscure double glazed panes inset with further obscure glazed pane to side leading to:

Entrance Hall

Built-in cloak cupboard and a further built-in cupboard housing gas boiler, built-in double storage cupboard, engineered Oak flooring.

Sitting Room / Dining Room

8.71m x 3.78m (28'07" x 12'05")

Double glazed bi-fold doors opening onto the garden, inset Stovax log burning stove with tiled surround and hearth, dual aspect double glazed windows, television point, engineered Oak flooring, door to:

Kitchen / Breakfast room

6.50m narr to 2.90m x 4.98m max (21'04" narr to 9'06" x 16'04" max)

A range of matching wall and base units and drawers with Granite work surface over and matching up stands, sink inset, six burner gas range style cooker with an extractor hood above, integrated fridge & dishwasher, two double glazed windows and double glazed french doors opening onto the garden, door to:

Utility

2.90m x 1.63m (9'06" x 5'04")

Matching wall and base units with Granite work surface over, space and plumbing for automatic washing machine and tumble dryer, heated towel rail, door to exterior.

Cloakroom

Obscure double glazed window. A suite comprising a low level W.C, pedestal wash hand basin, built-in airing cupboard with linen shelves and housing the controls for the under floor heating.

Study/ Bedroom Five

3.78m x 1.91m (12'05" x 6'03")

Double glazed window, engineered Oak flooring.

Family Bathroom

2.34m x 2.26m (7'08" x 7'05")

Obscure double glazed window. A suite comprising a jacuzzi bath with a shower over, low level W.C, pedestal wash hand basin, heated towel rail, tiled flooring and majority tiled surrounds, extractor.

Master Bedroom

4.90m x 3.71m to frt w/robes (16'01" x 12'02" to frt w/robes)

Dual aspect double glazed windows, built-in triple wardrobe, engineered Oak flooring, door to:

En-Suite

3.56m x 1.35m (11'08" x 4'05")

Obscure double glazed window. A tiled double shower cubicle, low level W.C, pedestal wash hand basin, heated towel rail, tiled flooring and majority tiled walls, extractor.

Bedroom Two

3.78m x 3.63m to frt w/robes (12'05" x 11'11" to frt w/robes)

Double glazed window, built-in double wardrobes,

Bedroom Three

3.40m x 3.02m max (11'02" x 9'11" max)

Dual aspect double glazed windows, built-in double wardrobe,

Bedroom Four

2.90m x 2.36m (9'06" x 7'09")

Glazed Pane,

FRONT GARDEN

Gates opening to sweeping driveway providing ample parking leading to two separate garages. The garden benefits from a good degree of privacy and is laid mainly to lawn with a range of well stocked mature flower and shrub borders and trees. The gardens continue round to the side and rear of the property.

GARAGES

There are two separate garages one with a remote electric door and the other with a manual up and over door and both garages have power and light.

REAR AND SIDE GARDEN

The gardens are fully enclosed by walling and timber fencing and benefiting from a good degree of privacy, laid mainly to lawn with a further range of well established mature shrub beds and trees, a covered pergola. To the side of the property there is access to a covered side passage where there is a workshop with power and light and a outside

W.C.

DIRECTIONS

From the town centre (at the junction of High Street and Bank street) proceed into Lowbourn (A3102 to Calne) and continue for a short distance where there is a lane on the right hand side just, turn in and go along until the end, where the bungalow will be tucked away.

GROUND FLOOR
2226 sq.ft. (206.8 sq.m.) approx.

