

21 Primrose Drive, Melksham, Wiltshire SN12 6GD

Needing to be viewed to be fully appreciated, a three bedroom home in a much sought after, established residential area with views to playing field and with features including cloakroom, double glazed conservatory and a utility room

Located within a popular and established residential area just over one mile by road (and less on foot) from the town centre where amenities include supermarkets including *Waitrose*, eateries, coffee shops, commercial outlets, and an array of shops together with a swimming pool/fitness centre, library and bus services to surrounding towns and the city of Bath.

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 fourteen miles distant with access to the M4 at junction 17 three miles north of Chippenham.

FIRST FLOOR

LANDING

with uPVC double glazed window to the side, access to roof space and airing cupboard with slatted shelving and immersion heater fitted to factory lagged hot water tank.

BEDROOM ONE

13'0 max. x 8'9 (4.00m x 2.71m) with uPVC double glazed window to the front having an outlook over the playing field, radiator and two sets of built in double wardrobe cupboards.

BEDROOM TWO

11'3 x 8'7 (3.48m x 2.65m) with radiator and uPVC double glazed window to the rear.

BEDROOM THREE

9'9 max. x 6'6 (3.00m x 2.00m) with uPVC double glazed window to the front with an outlook over the playing field, radiator, range of bookshelves and built in wardrobe cupboard.

BATHROOM

with white suite comprising panelled bath having mixer/shower attachment, wash basin with cupboard under, and low level w.c. set within tiled surrounds with fully tiled area around the bath, radiator, fitted mirror and uPVC double glazed window to the rear.

THIS DETACHED HOME built in the 1990's has attractive brick elevations under a tiled roof has, as already mentioned, the benefits of gas central heating and uPVC double glazing.

With the added advantage of a good sized double glazed conservatory, the property is considered to offer well arranged accommodation which also features a cloakroom and utility room whilst externally there is a garage and driveway together with a well laid rear garden totally enclosed by close fencing.

The following is afforded:-

GROUND FLOOR

ENTRANCE HALL

with entrance door having double glazed inserts, radiator, coved ceiling and staircase to the first floor.

CLOAKROOM

having a white suite comprising low level w.c. and corner wash hand basin with tiled splash back and with radiator and uPVC double glazed window to the side.

LOUNGE

13'6 x 12'3 (4.15m x 3.78m) with uPVC double glazed window to the front, coved ceiling, double radiator, coal effect gas fire set within a marble effect and pine surround, TV aerial socket, telephone point, under stairs cupboard, and archway to ..

DINING ROOM

10'8 x 7'5 (3.30m x 2.29m) with coved ceiling, radiator, door to kitchen and alloy framed double glazed sliding patio door and side panel leading into ...

CONSERVATORY

11'2 x 9'2 (3.45m x 2.84m) of brick plinth and uPVC double glazed construction and with triple skin polycarbonate translucent roof, laminate flooring and wide double doors onto the rear garden.

KITCHEN

10'8 x 7'8 (3.30m x 2.36m) having a range of units comprising single drainer stainless steel inset sink unit with mixer tap, and drawer and cupboard under, fitted drawers and cupboards with work surfaces over, breakfast bar, eye level cupboards and larder cupboard together **with integrated fan assisted oven (new in recent years) and four ring gas hob having concealed and illuminated extractor over.** Vinyl flooring, uPVC double glazed window to the rear, and door to ..

UTILITY ROOM

8'3 x 7'3 (2.55m x 2.24m) with single drainer stainless steel inset sink unit with cupboard under, tiled surround, double radiator, plumbing for washing machine, extractor fan, fluorescent strip light with diffuser, wall mounted *Potterton* gas fired boiler supplying central heating and hot water, and door with double glazed insert leading onto the rear garden.



OUTSIDE

ATTACHED GARAGE

18'1 x 8'2 (5.55m x 2.52m) internally with 'up and over' door, power points, lighting and access to insulated loft space.

THE GARDENS

To the front are laid to lawn and ornamental shrubs with a concrete pathway to the house and a tarmac driveway leading to the garage

whilst a pedestrian gate to the side leads into the rear garden which completely enclosed by close fencing is laid to a paved patio with lawn, flower beds and ornamental shrubs together with an outside tap, outside power supply and a timber built GARDEN SHED about 9'0 x 5'6.

There is also a storage area to the side of the house.

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SERVICES

Mains water, gas, electricity and water are connected. Telephone at present installed.

TENURE

The property is freehold with vacant possession being given upon completion.

LOCAL AUTHORITY

Wiltshire Council, Bythesea Road, Trowbridge, BA148JN. Telephone 0300 456 0100

COUNCIL TAX

Band 'D'

VIEWING:

Strictly by previous appointment through the Selling Agents.

DIRECTIONS

From the Market Place proceed into Spa Road and at the roundabout turn left into Snowberry Lane. Continue to the end and turn left into Heather Avenue and then right into Primrose Drive where the property will be found on the left hand side as indicated by the JAYSON KENT For Sale board.,

NOTE

For clarification, prospective purchasers are informed that these sales particulars have been prepared as a general guide only. A detailed survey of the property has not been carried out nor have the services, appliances or specific fittings been tested. Potential purchasers are warned that they must satisfy themselves with regard to the efficiency and working of any such system or appliance and any mention within these sales particulars does not imply any responsibility on the part of the selling agent. Room sizes which are taken between internal walls and therefore can include cupboards and shelving etc., are approximate and should not be relied upon for carpets or furnishings. It should be noted that photographs may have been taken with the aid of a wide angle lens.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract

Floor plans to be inserted here



JAYSON KENT

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 Telephone: 01225 707798
 websites: www.rightmove.co.uk
www.jaysonkent.co.uk




**21 Primrose Drive,
Melksham,
Wiltshire, SN12 6GD**

- ◆ Entrance hall
- ◆ Cloakroom
- ◆ Lounge
- ◆ Dining room
- ◆ Double glazed conservatory
- ◆ Kitchen with built in oven/hob
- ◆ Utility room
- ◆ Three bedrooms
- ◆ Bathroom
- ◆ Gas central heating
- ◆ uPVC double glazing
- ◆ Garage and driveway parking
- ◆ Fully enclosed rear garden

PRICE £269,950

To include carpets as fitted