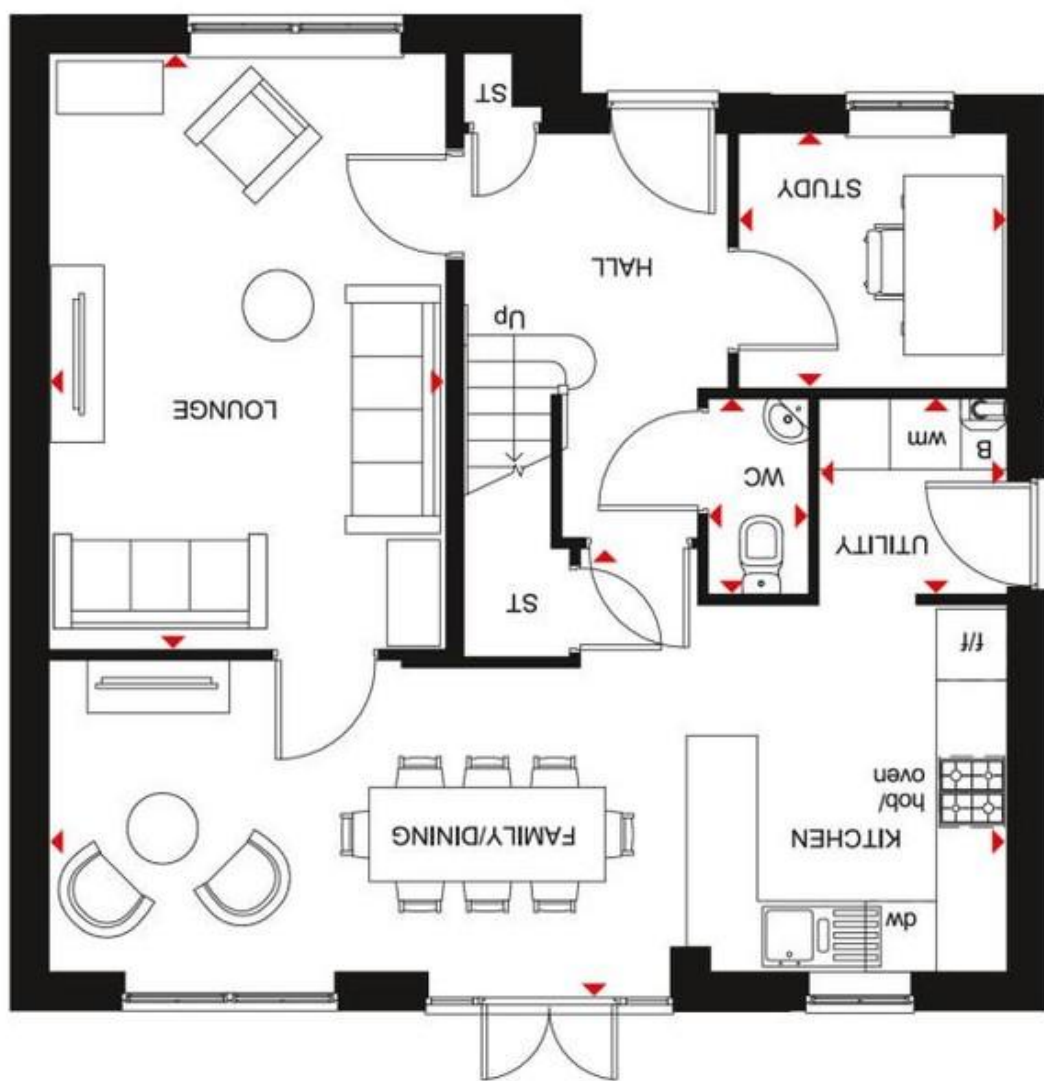
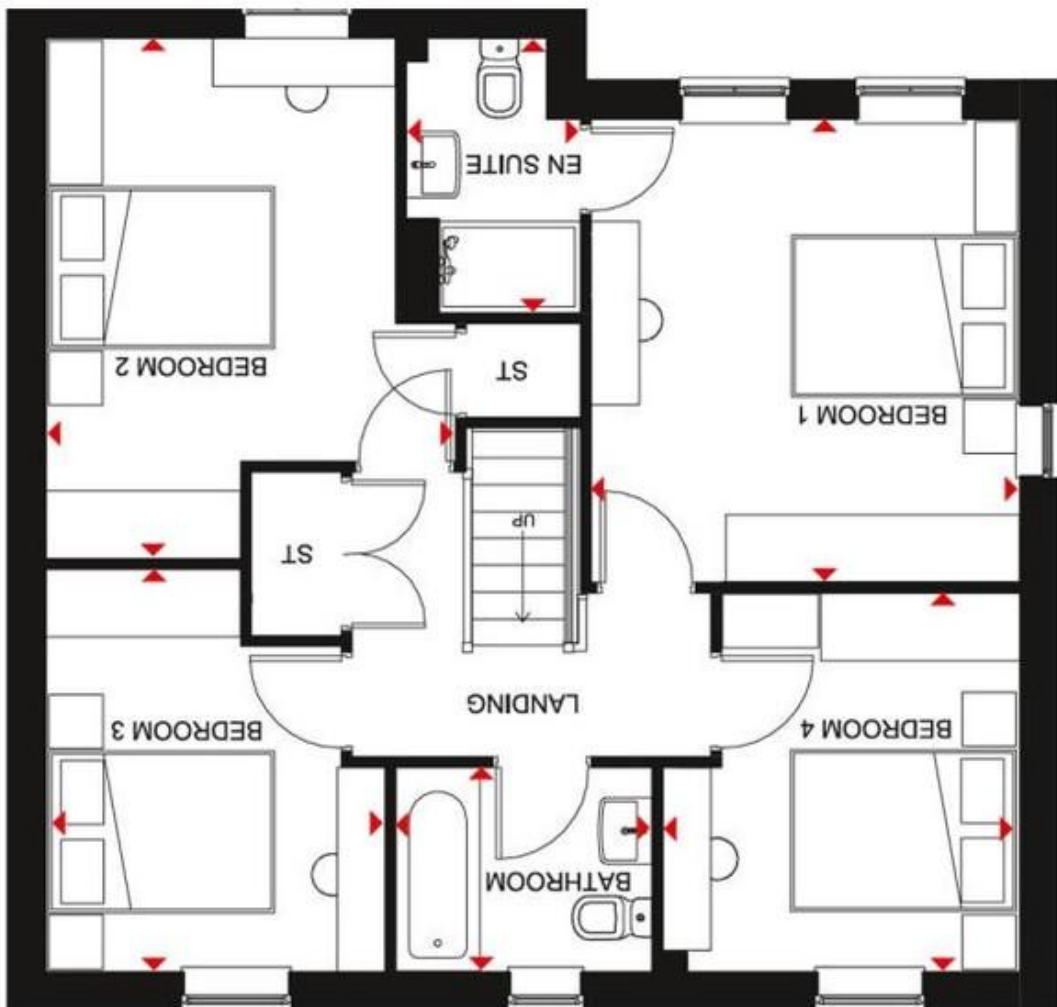


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



1 Walpole Close, Melksham, Wiltshire, SN12 7GX

David Ingram  
RESIDENTIAL

# 1 Walpole Close, Melksham, Wiltshire, SN12 7GX

- Immaculate detached house built in 2018
- Stunning kitchen/dining room
- Study
- Garage and ample driveway parking
- Four good sized bedrooms (one en suite)
- Utility room
- Larger than average garden
- Just 1 mile from the centre of Melksham

OIEO - £365,000

## Situation and Description

An immaculate detached family home built in 2018 by Barratt Homes and forming part of the Sandridge Place development. The property offers an excellent level of accommodation over two floors comprising entrance hall with cloakroom off, sitting room, spacious kitchen/dining room with French doors opening onto the rear garden, utility room, study, master bedroom with en suite shower room, three further good sized bedrooms and a bathroom with white suite.

Externally there is a larger than average garden which is private and well enclosed, single garage and driveway parking for two cars.

### Ground Floor

Sitting Room - 3.36m x 5.04m (11'0" x 16'6")  
Kitchen/Dining Room - 8.11m x 3.58m (26'7" x 11'9")  
Study - 2.27m x 2.15m (7'5" x 7'0")  
Utility Room - 1.59m x 1.65m (5'2" x 5'5")  
Cloakroom - 0.85m x 1.65m (2'9" x 5'5")

### First Floor

Bedroom 1 - 3.57m x 3.85m (11'8" x 12'7")  
Ensuite Shower Room - 1452mm x 2.28m (4'9" x 7'6")  
Bedroom 2 - 3.42m x 4.33m (11'2" x 14'2")  
Bedroom 3 - 2.82m x 3.35m (9'3" x 10'11")  
Bedroom 4 - 2.97m x 3.15m (9'9" x 10'4")  
Bathroom - 2.13m x 1.69m (7'0" x 5'6")

Sandridge Place is situated just a mile from the hustle and bustle of Melksham town centre and yet close to open countryside. Melksham is a small market town with a variety of shopping, leisure and educational services. The Georgian city of Bath, (c.11miles) and the ever expanding town of Chippenham (c.11 miles) both offer more comprehensive facilities in addition to access the M4 motorway via junction 17 and main links to Bristol, Swindon and London (Paddington)

EPC Rating - B



## Directions

Leave Melksham town centre on the A3102 towards Sandridge Common and follow the road round to the right (proceeding straight over the two mini roundabouts). Follow the road past the Foresters Arms and straight over the next two mini roundabouts, turn left into the Sandridge Place development and then immediately left into Walpole Close where the property can be found at the end of the road on the right hand side.