



📍 61 Skylark Road, Melksham, Wiltshire, SN12 7FY

🔗 Offers In Excess Of £300,000

Simply stunning modern 3-bedroom semi-detached property that has been greatly improved and updated by the owners, who bought the property from new with a real wow factor

- Modern 3 Bedroom Semi Detached House
- Greatly Improved & Updated Throughout
- Individual Designed Kitchen With Solid Oak Worktops
- Double Glazed Bi Folding Doors Onto Rear Garden
- Beautifully landscaped South Facing Rear Garden
- En-Suite Shower Room To Principle Bedroom
- Single Garage With Power & Lighting Plus Electric Door
- Engineered Oak Flooring Fitted To Living Room
- Beautifully Presented Throughout
- Viewing Greatly Advised to Fully Appreciate

🏠 Freehold

📊 EPC Rating C



Located on this modern development in this popular location of Melksham is this simply stunning modern 3-bedroom semi-detached property that has been greatly improved and updated by the owners, who bought the property from new. The owners have invested a lot of time and money in making this a very individual home, with great care and attention being clear to see as you enter the property. With accommodation over two floors, the property has an entrance hallway that has been complemented with ceramic tiling on the floor, along with the cloakroom and kitchen. There are stairs to the first floor and doors to the ground floor cloakroom, living room and kitchen. The living room faces south and to maximise the light, it has been fitted with double-glazed bi-folding doors that open out onto the patio and delightful garden, along with engineered oak flooring. The kitchen has a real wow factor that was designed to the owner's needs with matching cupboard and base units and beautiful solid wood work tops giving space for seating, along with ample space for food preparation, and with a number of built-in appliances. On the first floor are three good-sized bedrooms with the principal having an en-suite shower room plus the family bathroom. Outside, the gardens have been a real passion for the owners, having been beautifully landscaped, and is a wonderful space to relax and unwind with mature, stocked borders and a good-sized area laid to lawn. Another added benefit is the private driveway that leads to the single garage that has both power and light, plus an electric roller door. The property is warmed by mains gas-fired central heating and is double-glazed throughout.

Situation

Melksham is an historic former market town with a variety of shopping including a Waitrose, leisure and educational facilities, well served by good roads and is only 12 miles south of the M4 motorway. Trains run from Melksham Station to Swindon, Southampton, Frome and Cheltenham. Buses serve Bath, Chippenham, Devizes and Trowbridge. National Express Coaches run direct services to London. The Georgian city of Bath offers a wealth of cultural and recreational points interests and is only 13 miles to the west and Salisbury, 34 miles to the south. Communications in the area are excellent with train services to London Paddington from Chippenham, Pewsey and Westbury. The M3 /4 also gives easy access to the motorway network and to Heathrow and Gatwick airports.

Property Information

Council Tax Band: D

Double Glazed

Mains Services

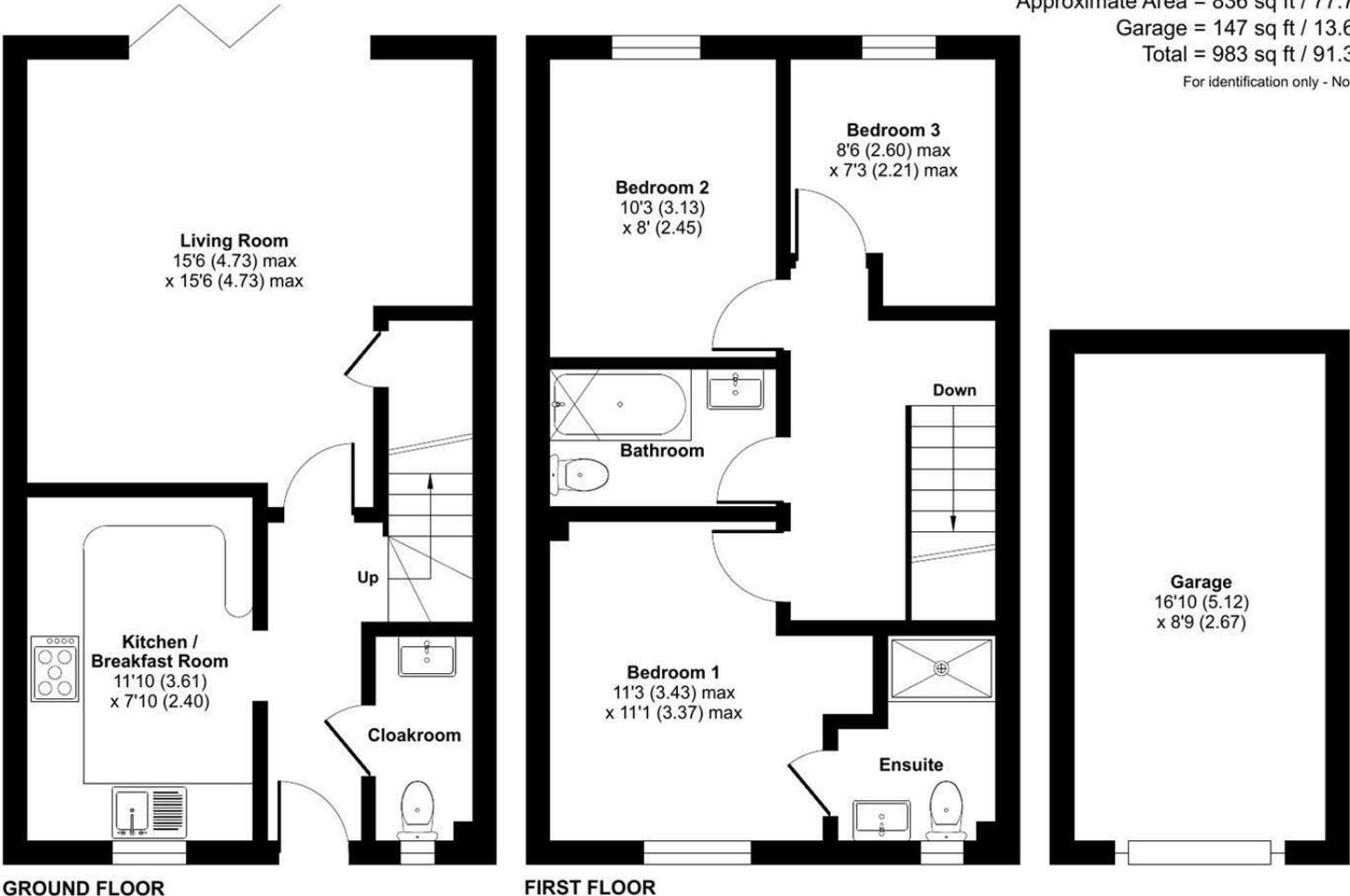
EPC Rating: C

Beautifully Presented Throughout



Skylark Road, Melksham, SN12

Approximate Area = 836 sq ft / 77.7 sq m
 Garage = 147 sq ft / 13.6 sq m
 Total = 983 sq ft / 91.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Strakers. REF: 1347149

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