



**Wrights**  
01225 755553

Gladstone Road, Melksham, Wiltshire, SN12 7GZ

Offers over  
£400,000

## Situation

Sandridge Place is located less than a mile from the town centre of Melksham and offers excellent transport links with the nearest closest bus stop just a few minutes walk and Melksham railway station 2 miles away, offering links to Bristol, Swindon and London.

Melksham town centre offers good shopping and leisure facilities including various shops and supermarkets, a fitness centre/swimming pool, library, cafes, restaurants and banks.

Neighbouring towns include Devizes, Corsham, Calne, Trowbridge, Bradford-on-Avon and Chippenham and the World Heritage City of Bath is also just 14 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Stunning four bedroom detached property**

**Built in 2019 by Barrett Homes**

**Solar panels**

**EPC rating A**

**Recently landscaped garden with artificial lawn**

**Kitchen/diner/family room**

**Study**

**Four good size bedrooms**

**En-suite to the master bedroom**

**Large garage and driveway parking**



This stunning four bedroom detached property was built by Barratt Homes in 2019. The ultra echo friendly property comes with solar panels and an A rating EPC! Further features include a newly landscaped south facing rear garden with artificial lawn, large garage and driveway parking, a large kitchen/diner/family room, study, four good size bedrooms, en-suite to the master bedroom and family bathroom.

Viewing highly recommended!

#### **The property comprises**

##### **Ground Floor**

###### **Entrance Hall**

With composite front door, luxury vinyl flooring, radiator, stairs to first floor, storage cupboard, and inset ceiling spotlights.

###### **Cloakroom**

With white suite comprising close coupled W.C and corner hand basin, radiator, inset ceiling spotlight and extractor fan.

###### **Study 7' 10" x 7' 0" (2.40m x 2.14m)**

With radiator and PVCu double glazed window to the front.

###### **Lounge 16' 7" x 11' 0" (5.05m x 3.35m)**

With radiator, inset ceiling spotlights and PVCu double glazed window to the front.

###### **Kitchen/Diner/Family Room 26' 7" x 10' 2" (8.09m x 3.10m) max**

With luxury vinyl flooring, a range of eye level and base units, worktops with upstands, integrated oven and 4 ring gas hob with extractor hood over, integrated fridge/freezer and dishwasher, one and a half bowl sink/drainer, two double panel radiators, storage cupboard under the stairs, inset ceiling spotlights, PVCu double glazed window to the rear and PVCu french doors to the rear garden.

##### **Utility room**

With luxury vinyl flooring, a range of eye level and base units, worktop with upstands, space for washing machine and tumble dryer, inset ceiling spotlight, extractor fan and door to the side.

##### **First Floor**

###### **Landing**

With radiator, large airing cupboard with pressurised cylinder, loft hatch and inset ceiling spotlights.

###### **Master bedroom 12' 7" x 11' 9" (3.84m x 3.58m)**

With double panel radiator, large built in wardrobe with sliding doors and PVCu double glazed windows to the front and side.

###### **En-suite**

With white suite comprising double shower enclosure with mains shower, close coupled W.C and pedestal hand basin, radiator, extractor fan and inset ceiling spotlight.

**Bedroom 2 14' 3" x 9' 7" (4.34m x 2.91m)**

With radiator, storage cupboard over the stairs, inset ceiling spotlights and PVCu double glazed window to the front.

**Bedroom 3 10' 8" x 9' 3" (3.24m x 2.82m) max**

With radiator, built in wardrobe with sliding doors, inset ceiling spotlights and PVCu double glazed window to the front.

**Bedroom 4 10' 3" x 9' 9" (3.13m x 2.97m)**

With radiator and PVCu double glazed window to the rear.

**Family Bathroom**

With white suite comprising bath, closed coupled W.C and pedestal hand basin, double panel radiator, extractor fan, inset ceiling spotlight and obscured PVCu double glazed window to the rear.

**Externally****To the front**

Path to the front door. Driveway parking in front of the garage and a gate providing access to the rear.

**Garage**

Large single garage with power, light and up and over door to the front.

**Rear Garden**

The enclosed South facing rear garden has been recently transformed by the current owners, with a spacious patio seating area, an area laid to artificial lawn and a raised border. A side gate provides access to the garage and driveway.

**Council tax**

The property is currently in council tax band E with the rate payable for 2021/2022 being £2,522.46.

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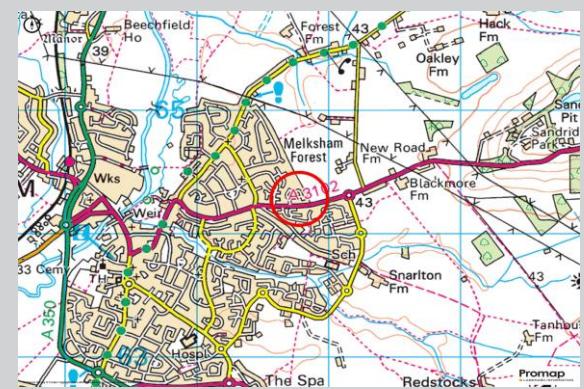
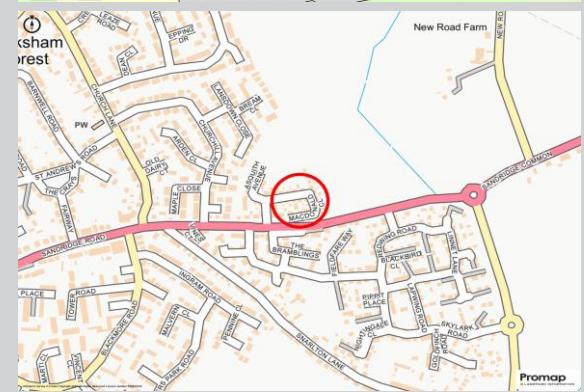
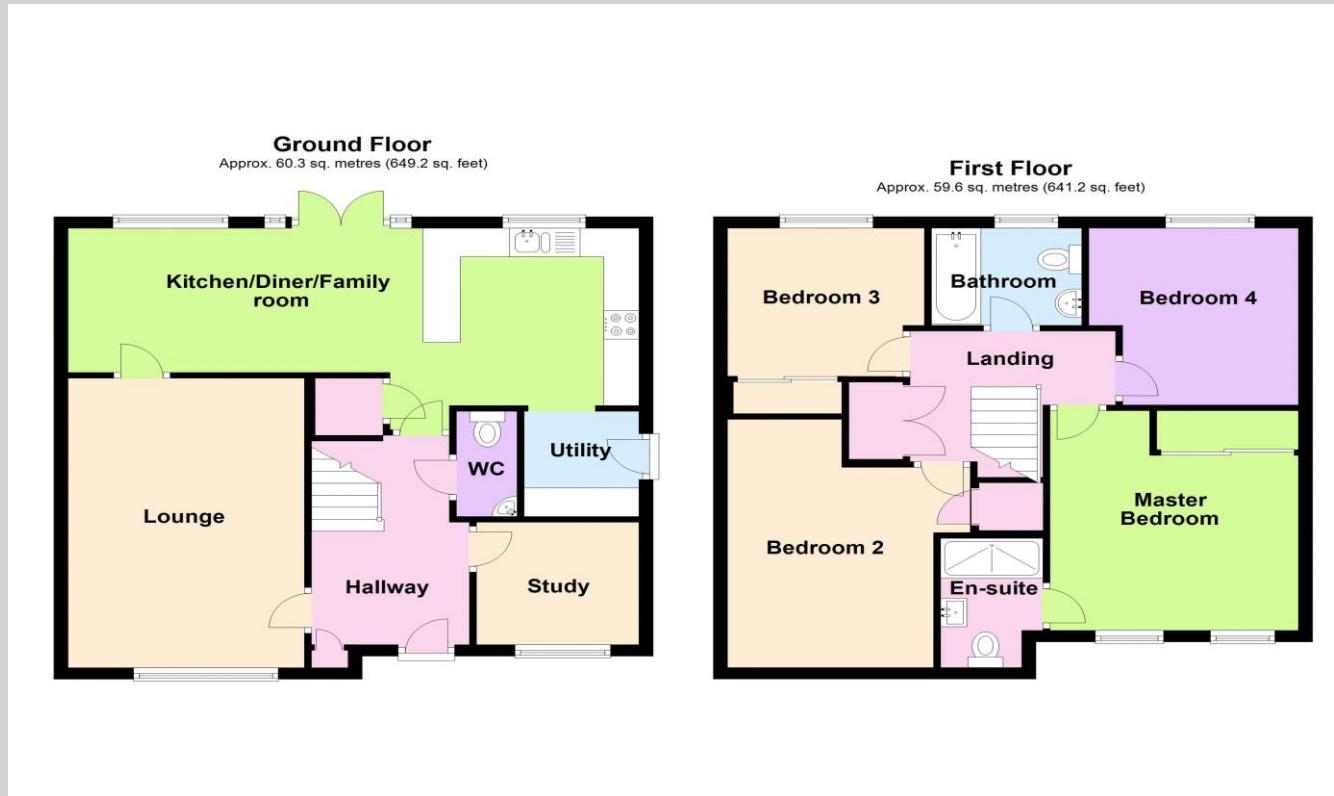
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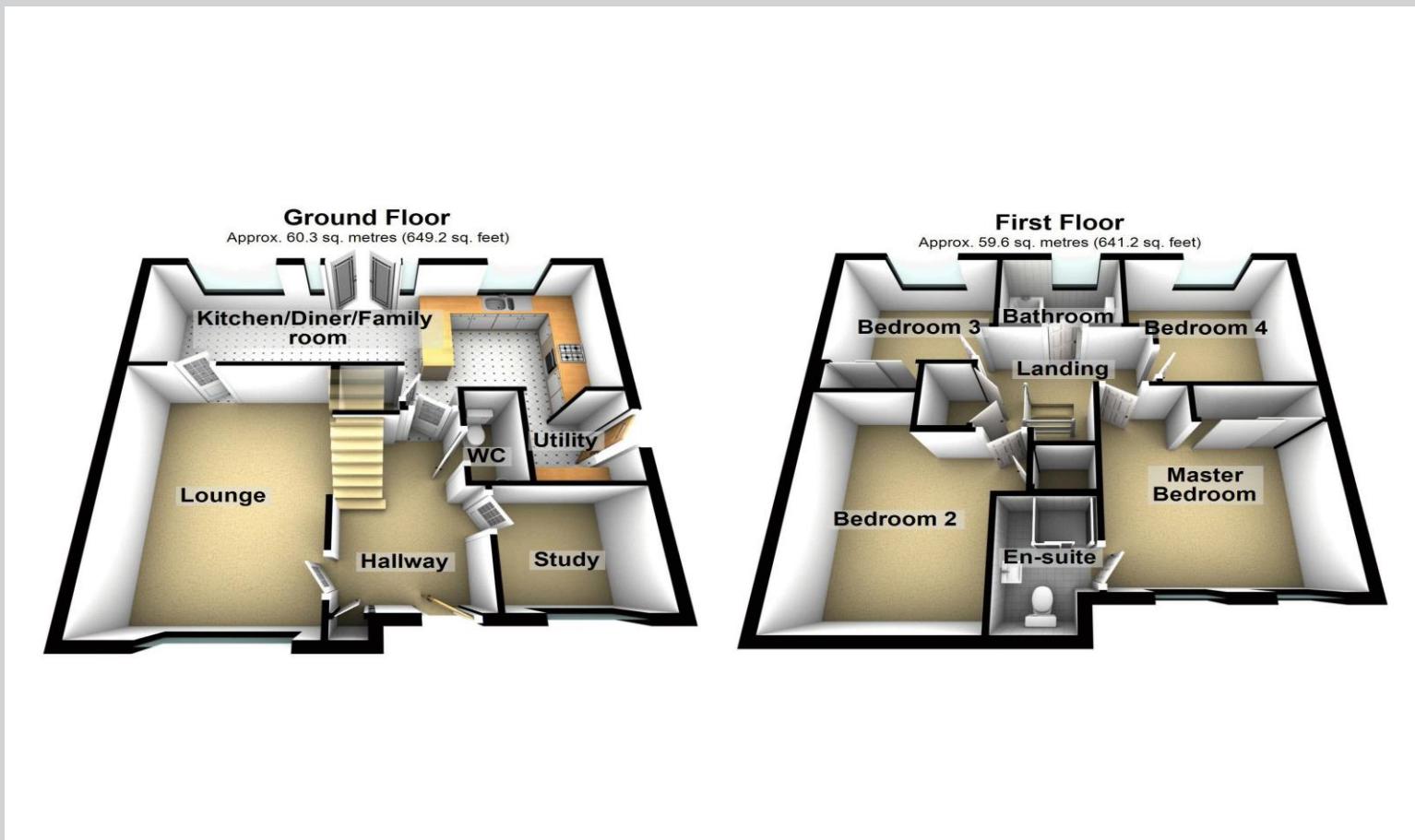


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intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only

The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included

Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations:

#### Disclaimer

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