

29 Conway Crescent, Melksham, SN12 6BD

Guide Price £375,000

DANIEL JONES
PROPERTIES

Bedrooms: 3
Bathrooms: 1 (Plus downstairs Utility/W.C)
Receptions: 2

A recently added porch provides space for coats & shoes, leading to a wide entrance hall with durable wood-effect luxury vinyl flooring, further storage and room for freestanding furniture. The bright front sitting room opens semi-open-plan into a sizeable rear dining area, allowing natural light from the patio doors to flow through both rooms and creating an excellent space for entertaining. A beautifully presented open-plan kitchen/dining room extends across much of the rear ground floor and includes a Bosch oven, fridge-freezer, dishwasher, gas hob and extractor, alongside generous preparation and storage space. A breakfast bar provides an informal dining area, while spotlights offer effective illumination. A separate utility room provides a garden door with cat flap and integral access to the rear of the single garage, keeping laundry and appliances discreetly away from the main living space. A cloakroom completes the ground floor. Upstairs, the wide landing has a window, space for furniture and access to the partially boarded loft. It leads to three well-proportioned bedrooms, all with bespoke shutters, and a sleek fully tiled family bathroom with bath and shower over, wash hand basin with integrated storage, W.C. and heated towel rail.
To the front, a wide private block-paved driveway offers generous parking for multiple vehicles, complemented by a single garage with electric remote roller door, light and power. Secure side access is available around both sides of the house.

Outside, the outstanding landscaped rear garden is level, fully enclosed and notably private. An Indian sandstone patio provides an excellent space for outdoor dining and entertaining, with direct access from both the utility room and kitchen/dining room. The expansive lawn is bordered by mature planting beds, while a raised second patio/alfresco dining area enjoys plentiful afternoon sunshine thanks to the unobscured easterly and westerly aspects. A greenhouse and several sheds provide useful storage and excellent facilities for keen gardeners.









The property occupies a sought-after, mature position within level walking distance of numerous amenities. Within around half a mile are Spa Road Service Station, Morrisons Daily, post boxes, medical/pharmacy services, Canberra Youth & Community Centre, Young Melksham Youth Café and Boomerang Family Entertainment Centre. Several bus stops, including The Spa and Hospital, are approximately a third of a mile away. Dining options include The Milk Churn, The Tandoori, Acropolis, The Bear, Chop Suey House, Gonjoo Café & Bakehouse and Evie's Kitchen. King George V Playing Fields and the Kennet & Avon Canal walking network are also nearby. Approximately 1 mile away, Melksham town centre provides a comprehensive range of additional amenities. Melksham Community Campus offers gym, swimming, leisure and community facilities. Melksham railway station, around 1.2 miles away, provides services to Chippenham with onward main-line connections towards Bristol, Cardiff, Swindon, Reading and London.

Additional Information:
Tenure: Freehold Detached House
Council Tax Band: D
Current EPC Rating: C (69)
Potential EPC Rating: B (82)
Services: Mains gas radiator central heating. Mains electricity supply. Mains drainage. Double glazing throughout. Mains water.

These particulars are a general guide only and do not form part of any contract. All contents are provided without responsibility and cannot be relied upon as fact. Descriptions and conditions are given in good faith but not guaranteed, and services have not been tested. Prospective buyers must satisfy themselves via their own inspections, legal inquiries, and building surveys regarding the property's condition and compliance. No employee of this agency has authority to make any warranty or representation.





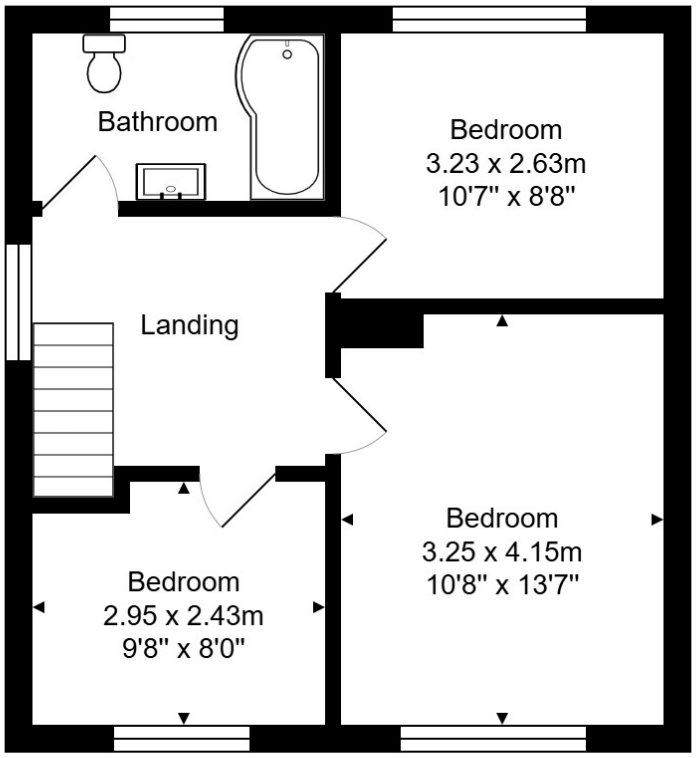




DANIEL JONES
PROPERTIES



Ground Floor
Area: 54.4 m² ... 586 ft²



First Floor
Area: 44.0 m² ... 474 ft²



Total Area: 98.4 m² ... 1059 ft² (excluding garage)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here,
measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.
www.epcassessments.co.uk

The Property Ombudsman
tsi APPROVED CODE TRADINGSTANDARDS.UK

Excellent value | Extensive service | Unrivalled customer care

07377 668 568
info@danieljonesproperties.co.uk
www.danieljonesproperties.co.uk