



515 Semington Road, SN12 6EA
£365,000

DANIEL JONES
— PROPERTIES —



Bedrooms: 3
Bathrooms: 2
Receptions: 2

This attractive redbrick detached home is offered with no onward chain and represents an excellent opportunity for buyers seeking a comfortable property with future potential in a well-connected semi-rural setting. Occupying a particularly generous and level plot, the house offers significant scope for extension or redevelopment, subject to the necessary permissions, with ample outdoor space to accommodate a larger dwelling or additional outbuildings if desired. The position is especially appealing, enjoying open field views to the front and a countryside feel while remaining within easy reach of nearby towns and everyday amenities.

The (approx.) 1,250 square feet of versatile space is arranged over two floors, further enhanced by private solar panels to reduce running costs. Entry is via a porch leading into a welcoming hallway with built-in storage. The principal reception room is a spacious 24-foot sitting and family room located at the front of the house, featuring attractive real wood flooring, plenty of natural light, and space for a study area. To the rear, the open-plan kitchen and dining room serves as a sociable hub, fitted with a range of units and some integrated appliances, and offering direct access to the garden. A downstairs cloakroom adds convenience and could be adapted into a larger utility space if required.

Upstairs, there are three well-proportioned bedrooms all benefiting from fitted storage. The main bedroom overlooks the rear garden and includes an en suite shower room. The family bathroom is spacious and naturally bright, currently comprising a bath, pedestal basin, W.C., radiator, storage, and a large airing cupboard, with clear potential for a four-piece suite.



Externally, the property features extensive block-paved private driveway parking leading to a detached single garage with light and power. The (approx.) 100-foot rear garden is fully enclosed, and enjoys a sunny southerly aspect. It features a lawn, mature planting, a greenhouse, sheds, and multiple patio areas suitable for entertaining or relaxing, offering a well-established and peaceful garden with space for a garden office if desired. Occupying a semi-rural position, the property is well-connected to the wide range of local amenities of Melksham, with its many independent shops, major supermarkets, convenience stores, cafés, and sports clubs. The town offers a train station, regular bus services, access to the M4 corridor, a community hospital, post office, and well-regarded schools. The surrounding countryside provides excellent walking routes, while the nearby villages of Atworth and Whitley offer charming pubs and restaurants. Within a short level walk, residents can enjoy a local coffee shop, the welcoming Milk Churn pub, and other everyday amenities.

Additional Information:

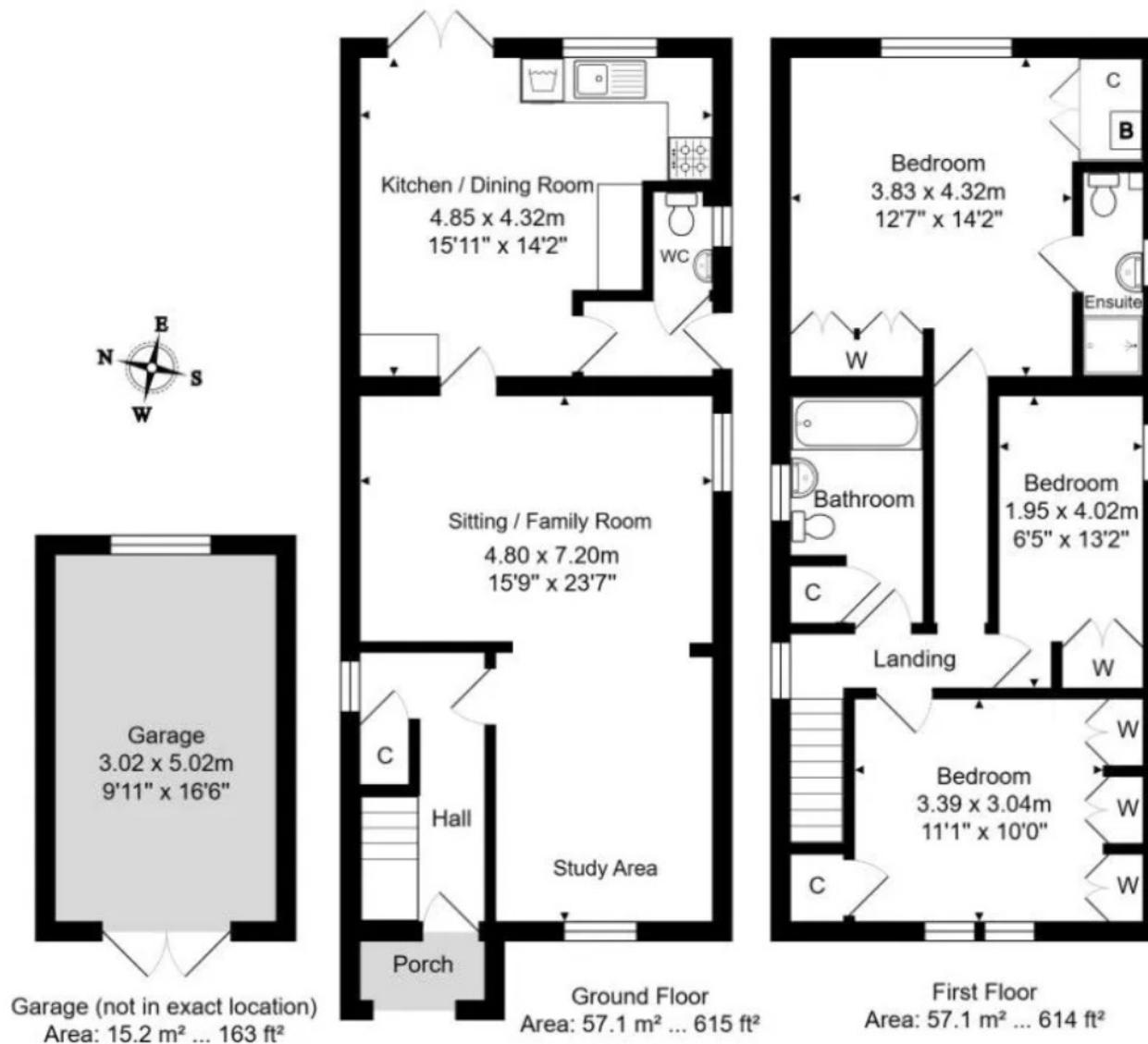
Tenure: Detached Freehold House
Council Tax Band: D
EPC Rating: C (73) // Potential: C (75)
Services: Mains Gas Radiator Central Heating. Double Glazing Throughout. Mains Drainage. Mains Water. Mains Electricity.

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.



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Excellent value | Extensive service | Unrivalled customer care



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