



## Grasmere

Bowerhill, Melksham SN12 6FQ

- Incredibly Popular Location
- Extended
- Double Garage & Driveway
- Detached
- Separate Annexe
- Generous Plot

**Asking Price £575,000 Freehold**



### **Hall**

Door and window to front elevation, doors to cloakroom, living room and kitchen/breakfast room, stairs to first floor and radiator.

### **Cloakroom**

Fitted with a two piece suite comprising of wash hand basin and low-level WC, window to side elevation and radiator.

### **Living Room**

Two windows to front front elevation, fireplace, double doors to dining room and radiator.

### **Dining Room**

Double doors to conservatory, door to kitchen/breakfast room and radiator.

### **Conservatory**

Windows to rear and side elevations, double doors to rear elevation and radiator.



### **Kitchen/Breakfast Room**

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with single drainer and mixer tap, integrated fridge/freezer and dishwasher, space for washing machine, built-in eye level electric fan assisted double oven, built-in four ring gas hob with extractor hood over, two windows to rear elevation, door to side elevation and radiator.

### **Landing**

Doors to bedrooms, bathroom and cupboard.

### **Main Bedroom**

Window to front elevation, door to en-suite and radiator.

### **En-suite**

Fitted with a three piece suite comprising of shower, wash hand basin and low-level WC, window to front elevation and heated towel rail.

### **Bedroom Two**

Window to rear elevation, built in wardrobe and radiator.

### **Bedroom Three**

Window to front, built in wardrobe and radiator.

### **Bedroom Four**

Window to rear elevation and radiator.

### **Bathroom**

Fitted with a three piece suite comprising of bath with shower over, wash hand basin and low-level WC, window to rear elevation and heated towel rail.

### **Garden**

Fully enclosed with side access, mainly laid to lawn with mature borders, patio, gravel, summer house and shed.

### **Annexe**

Window to side elevation, door to wet room and electric radiator.

### **Wet Room**

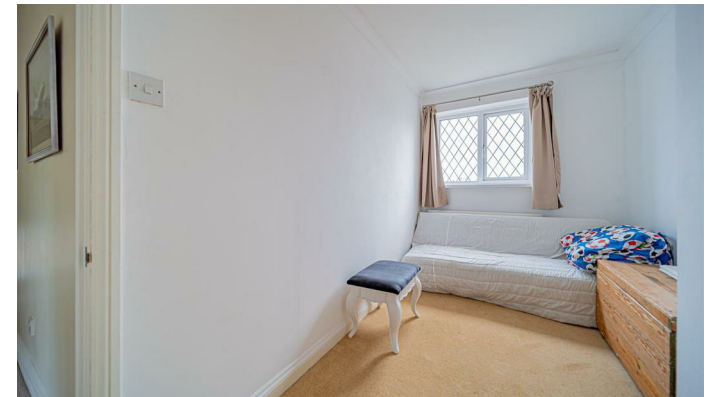
Fitted with a three piece suite comprising of shower, wash hand basin and low-level WC, skylight.

### **Double Garage**

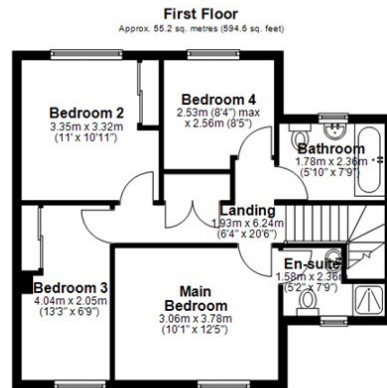
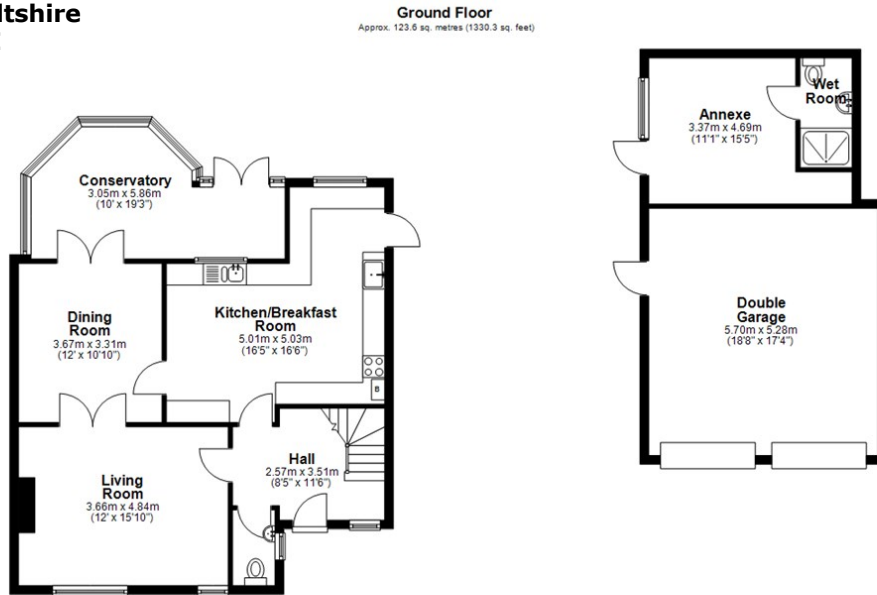
Door to side elevation, two up and over doors to front elevation, power and light.

### **Driveway**

Located to the front of the garage with space for five to six vehicles.



Local Authority **Wiltshire**  
Council Tax Band **E**  
EPC Rating



Total area: approx. 178.8 sq. metres (1925.0 sq. feet)

  
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Agents Note: Whilst every care has been taken to prepare these 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 accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

