



Britannia Close

Bowerhill, Melksham SN12 6WB

- Popular Bowerhill
- Kitchen/Diner With Under Floor Heating
- South Facing Garden
- Ease Of Access To The Canal
- Re-fitted Kitchen & Bathrooms
- Gated Driveway & Double Garage

Asking Price £440,000 Freehold



Location

An exquisite four-bedroom detached house situated in the sought-after location of Bowerhill. This exceptional property offers a perfect blend of contemporary design, spacious living areas, and high-quality finishes. With a double garage, gated

Entrance Hall

10'11" x 11'7"

Door and window to front elevation, double door so to living room, doors to cloakroom and under stairs cupboard, opening to kitchen/diner, stairs to first floor and radiator.

Living Room

21'0" x 11'11"

Window to front elevation, french doors to rear elevation and two radiators.

Cloakroom

4'6" x 5'0"

Fitted with a two piece suite comprising of vanity wash hand basin with storage under and low-level WC with tiled splashbacks, window to front elevation and heated towel rail.

Kitchen/Diner

15'9" x 21'0"

Fitted with a matching range of base and eye level units with worktop space over, inset 1+1/2 bowl stainless steel sink with single drainer and mixer tap, integrated dishwasher, space for american style fridge/freezer and range, two windows to rear elevation, underfloor heating and opening to utility.



Utility

4'11" x 9'1"

Fitted with a matching range of base level units with worktop space over, inset stainless steel sink with single drainer and mixer tap, space for washing machine and tumble dryer, window to front elevation, door to side elevation and underfloor heating.

Landing

6'11" x 11'10"

Doors to bedrooms, bathroom and over stairs cupboard.

MainBedroom

14'0" x 12'4"

Window to rear elevation, opening to dressing area and radiator.

DressingArea

6'8" x 4'7"

Window to side elevation, built in wardrobe and door to en-suite.

En-suite

6'8" x 7'5"

Fitted with a three piece suite comprising of double shower with glass screens, vanity wash hand basin with storage under and low-level WC with tiled splashbacks, window to front elevation and heated towel rail.

BedroomTwo

10'9" x 11'11"

Window to rear elevation and radiator.

BedroomThree

10'0" x 11'11"

Window to front elevation, built in wardrobe and radiator.

BedroomFour

6'9" x 9'5"

Window to rear elevation and radiator.

Bathroom

6'8" x 11'10"

Fitted with a four piece suite comprising of bath with hand shower attachment, corner shower, vanity wash hand basin with storage under and low-level WC with tiled splashbacks, window to front elevation and heated towel rail.

Garden

South facing and mainly laid to lawn with mature borders, two areas of patio and opening to driveway.

DoubleGarage

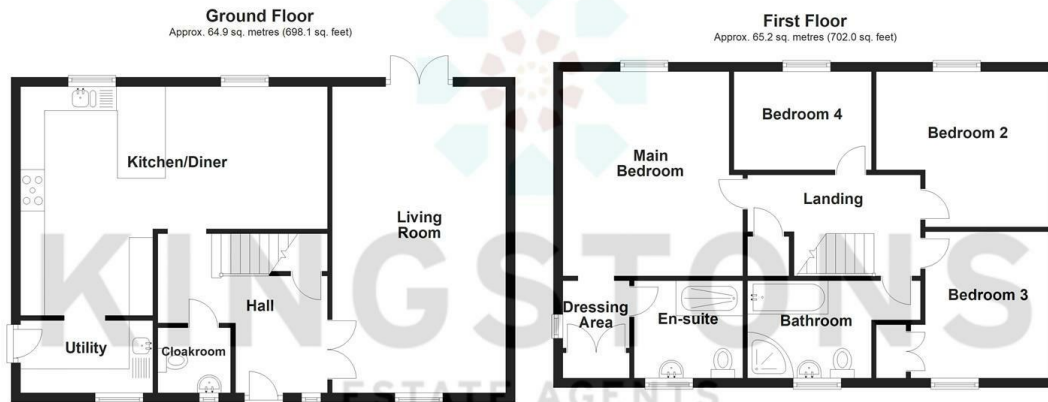
Two up and over doors to front elevation, courtesy door to side elevation, eaves storage, power and light.

Driveway

Gated to the front and leading up the garage with space for four vehicles.



Local Authority
Council Tax Band **F**
EPC Rating



Total area: approx. 130.1 sq. metres (1400.1 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.