



## St. Athan Close

Bowerhill SN12 6XP

- Popular Bowerhill Location
- Four Generous Bedrooms
- Downstairs Cloakroom and Utility Room
- Short Walk to Shop and Pub
- Three Reception Rooms
- Close to Open Countryside and Canal

**£410,000 Freehold**







### **Hall**

Door to front elevation, radiator, stairs to first floor and doors to Lounge/Diner, Kitchen, Reception Room Two and WC.

### **Lounge/Diner**

22'7" x 11'3"

Bay window to front elevation, two radiators, patio doors to rear elevation, opening to kitchen and door to reception room one.

### **Kitchen**

10'7" x 16'5"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, space for an American style fridge/freezer, dishwasher and range cooker, window to rear elevation, under stairs cupboard and door to rear elevation.

### **Reception Room One**

15'7" x 7'7"

Window to front and rear elevations and radiator.



### **Reception Room Two**

11'4" x 7'10"

Bay window to front elevation, radiator and door to utility room.

### **Utility**

5'5" x 7'10"

Fitted with a range of base and eye level units with worktop space over, space for fridge/freezer, washing machine and tumble dryer, window to side elevation and radiator.

### **WC**

Fitted with a two piece suite comprising wash hand basin and WC, window to front elevation and radiator.

### **Landing**

Doors to bedrooms and bathroom.

### **Bedroom One**

10'3" x 13'11"

Window to rear elevation, fitted wardrobes, radiator and door to en-suite.

### **En-suite**

5'11" x 5'3"

Fitted with three piece suite comprising shower enclosure, wash hand basin and WC, window to rear elevation and radiator.

### **Bedroom Two**

12'1" x 11'6"

Window to front elevation and radiator.

### **Bedroom Three**

13'7" x 8'4"

Window to front elevation and radiator,

### **Bedroom Four**

9'6" x 8'4"

Window to front elevation and radiator.

### **Bathroom**

8'9" x 6'5"

Fitted with three piece suite comprising bath with shower over and shower curtain, wash hand basin and WC, window to rear elevation, airing cupboard and heated towel rail.

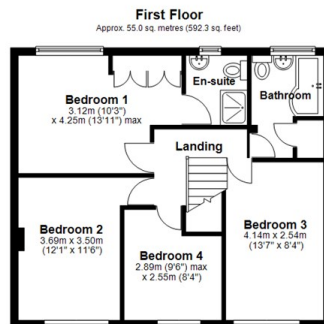
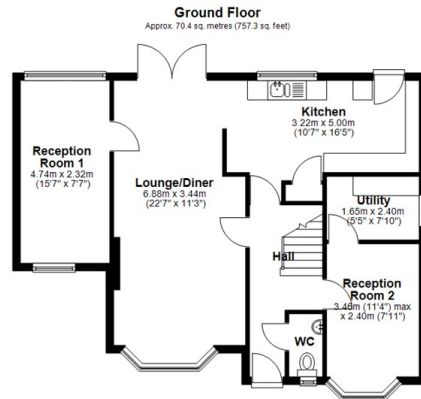
### **Outside**

Driveway parking for approximately three vehicles and garden to rear with side access.





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



Total area: approx. 125.4 sq. metres (1349.6 sq. feet)



  
**KINGSTONS**  
Melksham Office

11 High Street, Melksham,  
Wiltshire, SN12 6JR

### Contact

01225709115  
sales@kingstons.biz  
www.kingstons.biz

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.