



## Maitland Place

Bowerhill, Melksham SN12 6XG

- Popular Bowerhill Area
- Four Generous Sized Bedrooms
- Walking Distance To Local Schools
- Detached
- Garage With Driveway Parking
- Three Reception Rooms

**Offers Over £425,000 Freehold**



### **Hallway**

Two storage cupboards, radiator, stairs leading up, doors leading to study/snug, living room, kitchen and utility.

### **Study/Snug**

10'0" x 8'9"

Window to front elevation, radiator.

### **Utility/Cloakroom**

5'5" x 8'9"

Fitted with a with worktop space over base units, sink, WC, integrated washing machine, radiator.

### **Living Room**

12'10" x 15'8"

Two windows and double door to rear elevation, radiator.

### **Dining Room**

12'10" x 10'8"

Two windows and double doors to rear elevation, radiator.



### **Kitchen**

15'9" x 10'11"

Fitted with a matching range of base and eye level units with worktop space over with underlighting, 1+1/2 bowl sink, integrated fridge/freezer and dishwasher, eye level oven, eye level grill, five ring gas hob, window to front elevation, radiator, double doors leading to dining room.

### **Bedroom One**

16'2" x 11'11"

Window to front elevation, Storage cupboard with double doors, door leading to en-suite, radiator.

### **En-suite**

Fitted with three piece suite comprising with shower enclosure, wash hand basin and WC, window to front elevation, heated towel rail.

### **Bedroom Two**

13'3" x 10'11"

Window to front elevation, radiator.

### **Bedroom Three**

15'6" x 10'8"

Window to rear elevation, storage cupboard with double doors, radiator.

### **Bedroom Four**

12'7" x 8'4"

Window to rear elevation, radiator.

### **Bathroom**

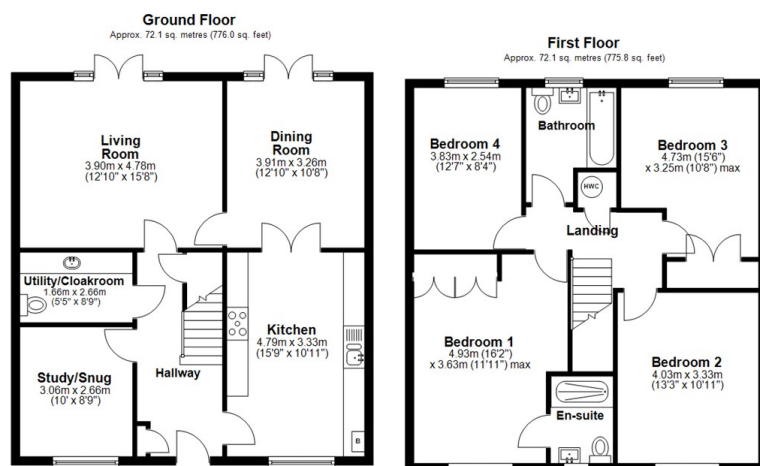
Fitted with three piece suite with bath with shower over and with folding glass screen, wash hand basin with storage beneath and WC, window to rear elevation, heated towel rail.

### **Landing**

Storage cupboard, doors leading to bedrooms one, two, three and four and bathroom.



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



Total area: approx. 144.2 sq. metres (1551.8 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.