



Connells

Newall Road
Bowerhill, Melksham



Property Description

Found at the end of this cul de sac in a popular area of Melksham is this Detached Double Fronted Chalet Bungalow. The property is presented to a high standard throughout and has been styled & decorated to a modern taste.

Accommodation comprises Entrance Hall, Cloakroom, Study, Lounge & Kitchen / Dining Room to the Ground Floor whilst to the First Floor, there are Three Bedrooms - One with En Suite and Bathroom.

Outside there is an Enclosed Garden at the Rear, Garage to the side and Garden to the Front.

The development is well positioned for good access to the Town Centre as well as Leekes, Lacock or Seend and Devizes.

An early viewing is high advised to appreciate & secure...

Agents Note

Please be advised there are maintenance charges for upkeep of communal areas. Currently £149 per year but could fluctuate.

Entrance

Door to front aspect. Stairs rising to first floor. Radiator. Doors to Lounge, Study, Kitchen / Dining Room & Cloakroom.

Cloakroom

Suite comprising wash hand basin and low level wc.

Study / Home Office

12' 3" max x 9' 10" max (3.73m max x 3.00m max)

Window to front aspect. Radiator. Currently being utilised as office space.

Lounge

14' 3" max x 12' 8" max (4.34m max x 3.86m max)

Bay window to the front aspect. Radiator. TV point.

Kitchen / Dining Room

30' 8" max x 10' 3" max (9.35m max x 3.12m max)

A good feature of this property is the 30' Kitchen / Dining Area which runs the full width of the property at the rear. Benefitting from plenty of natural light from the french doors, further door and window to rear aspect. At one end there is a modern & comprehensive fitted kitchen offering wall, base and drawer units with work surfaces over with matching upstands. Inset sink and drainer. Integrated appliances include oven, dishwasher & fridge freezer. Wall unit housing gas fired boiler serving heating and hot water system. At the other end, is a spacious area for table & chairs. Radiator. Tiled floor. Door back to Entrance Hall.

Landing

With stairs rising from Entrance Hall. Doors to Bedrooms & Bathroom.

Bedroom One

13' 10" max x 12' 2" max (4.22m max x 3.71m max)

Dormer style window to front aspect. Fitted wardrobes with mirrored doors. Radiator. Door to En Suite.

En Suite

Suite comprising walk in shower, wash hand basin and low level wc. Partly tiled. Towel rail / radiator.

Bedroom Two

14' 8" max x 11' 8" max (4.47m max x 3.56m max)

Skylight window. Radiator.

Bedroom Three

13' 1" max x 12' 2" max (3.99m max x 3.71m max)

Dormer style window to front aspect. Radiator.

Family Bathroom

Skylight window. Suite comprising bath with shower over, wash hand basin & low level wc. Partly tiled. Towel rail / radiator.

Front Garden

There is a little decorative garden to the front with railings around, either side of paved path leading to front door.

Garage

Single garage, with up and over door, power & light, accessed from driveway running to the side of the property. EV charging point.

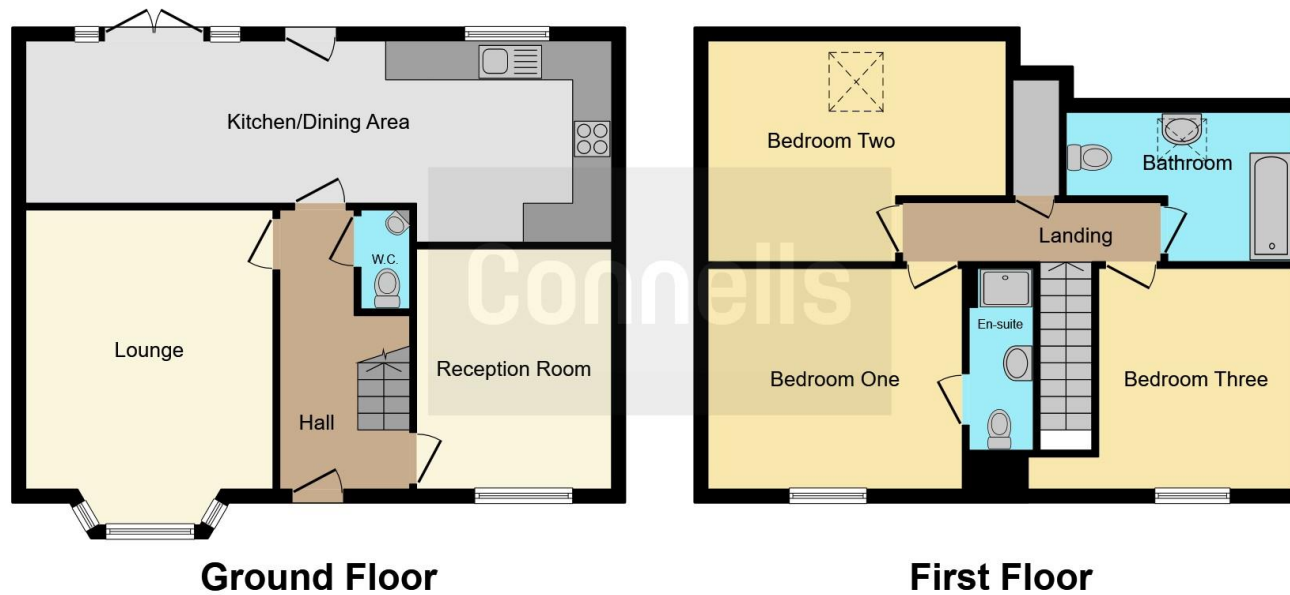
Rear Garden

Enclosed by brick to boundary is a well laid out garden with lawned area. Paved path around lawn and further paved patio accessed from Kitchen / Dining Room. Side gate leads out to Garage / Driveway. Selection of plants & shrubs. Pergola.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/TWB306851



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