



📍 2 Britannia Close, Bowerhill, Melksham, Wiltshire, SN12 6WB

🏠 Guide Price £350,000

An incredibly spacious 3 storey townhouse presented in immaculate order with a private garden and single garage.

- Generous and Flexible Layout (Over 1460sqft)
- 5 Bedrooms
- Bathroom & En Suite Shower Room
- 18ft Dual Aspect Kitchen/Diner
- Equally Spacious Sitting Room
- Beautiful Presentation
- Single Garage & Parking
- Enclosed Private Garden
- Easy Walk To The Canal
- Solar Panels + Battery

🏡 Freehold

🏠 EPC Rating B



A beautifully presented 5 bedroom modern home with a generous layout of over 1460sqft, and tow path walks along the Kennet & Avon Canal just at the end of the road.

Much bigger than it may first appear, the flexible layout can be arranged to either accommodate 5 bedrooms plus a ground floor sitting room, or if preferred, 4 bedrooms with the first floor operating as the sitting room. Overall the house is both light and airy and offers a warm and welcoming feel.

Internally a decent sized hallway with wood effect flooring and a downstairs cloakroom, opens off to an 18ft dual aspect sitting room with an electric fire with an attractive marble surround. Also set off the hall is the equally impressive dual aspect kitchen/dining room which has tiled flooring and French doors opening on to the garden. The kitchen has wood effect worktops, a built-in oven with 4 ring gas hob and space for further appliances. A useful utility room completes the ground floor. Set off the spacious first floor landing is the flexible second largest double bedroom/reception room (again dual aspect), alongside a guest double bedroom with a fitted double wardrobe and en suite WC. On the top floor, a smart family bathroom is complemented by three more bedrooms. The main bedroom benefits from 2 sets of fitted double wardrobes alongside an en suite shower room.

Outside, there is a single garage to the rear with parking in front of the garage plus a private east facing partly walled garden, designed for easy low maintenance with a patio sun terrace opening on to a small lawn.

#### **Situation**

Set in a popular residential close with surrounding countryside right on the doorstep and just a stone's throw the canal. The property lies close to a range of local amenities within Bowerhill which includes a Tesco 'convenience store' a village hall with various facilities, primary school and a public house. Bus services connect with the town centre just over one mile away where facilities include a public library and swimming pool. Two primary health care centres are available nearby in the Spa Road area. Neighbouring towns include Devizes, Corsham, Calne, Trowbridge, Bradford on Avon and Chippenham with the latter having the benefit of main line rail services. The Georgian City of Bath with its many facilities lies some twelve miles away whilst access to the M4 at junction 17 lies three miles outside of Chippenham.

#### **Property Information**

Services: All mains services are connected.

Council Tax: Band E.

The house comes with solar panels plus battery storage fitted in February 2024 - comes with minimum 10 year warranty, with the option to export for additional income.



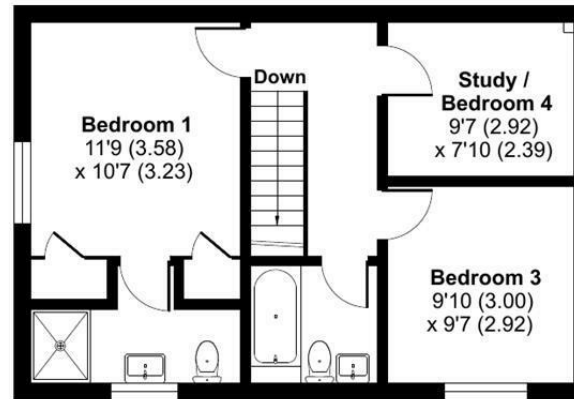
# Britannia Close, Bowerhill, Melksham, SN12

Approximate Area = 1467 sq ft / 136.2 sq m

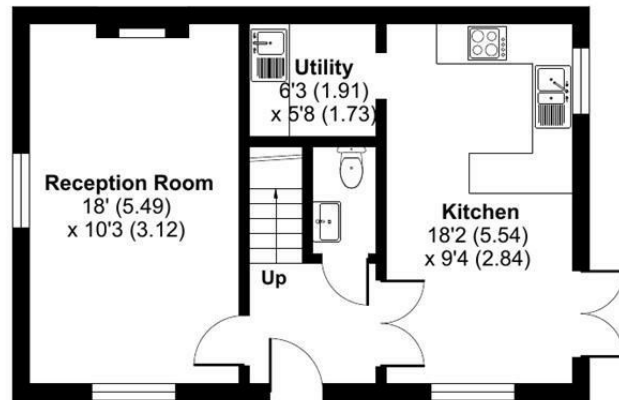
Garage = 143 sq ft / 13.2 sq m

Total = 1610 sq ft / 149.5 sq m

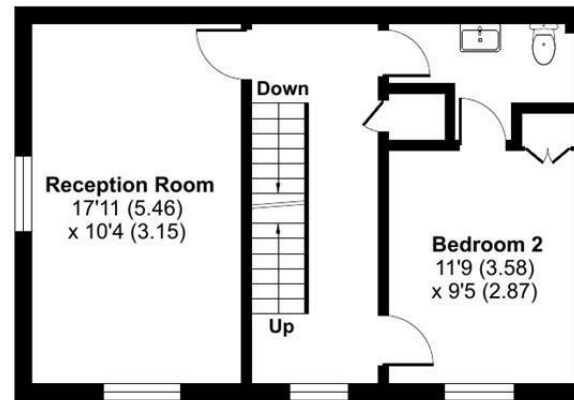
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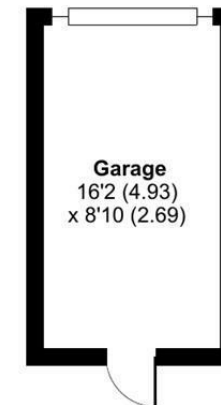
**SECOND FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1166127

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