



📍 23 Maitland Place, Bowerhill, Melksham, SN12 6XG

🏠 £425,000

Built in 2022 and offered with no onward chain, this spacious 4-bedroom detached family home is a delightful prospect in a popular, well-connected area.

- Build completed in 2022
- Garage and driveway parking
- No onward chain
- 2 reception rooms and a study
- Private fully enclosed rear garden
- 4 well-proportioned bedrooms
- En-suite to principal bedroom
- Popular well-connected location

🏡 Freehold

🏠 EPC Rating B



Completed in 2022, this modern four-bedroom detached home offers practical, well-balanced accommodation with the benefit of no onward chain. A contemporary new build, delivering all the essentials for comfortable day-to-day living in a convenient setting.

The ground floor is centred around a welcoming hallway, giving access to a front-facing study/snug and a useful utility/cloakroom. The kitchen sits to the front and provides a good amount of cupboard, workspace and integral appliances, the kitchen opens through to a dining room which enjoys direct access out to the garden. Double doors lead through to the living room, a bright and comfortable space with French doors opening onto the patio, ideal for families or those who like a simple, functional layout.

Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom features its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. The layout is practical, with a central landing and built-in storage.

Outside, the rear garden is enclosed and easy to maintain, making it well-suited to buyers seeking low-maintenance living. To the side, there is driveway parking directly in front of the garage.

The location is another strong point; within easy walking distance of both primary and secondary schools, and only a short stroll from Melksham town centre, where you'll find a good range of shops, cafés and everyday amenities.

A clean, modern home ready to go, perfect for buyers wanting something uncomplicated, convenient and chain-free.

Situation

Property information

We are advised all mains services are connected. Solar PV panels are installed at the property.

Tenure: Freehold

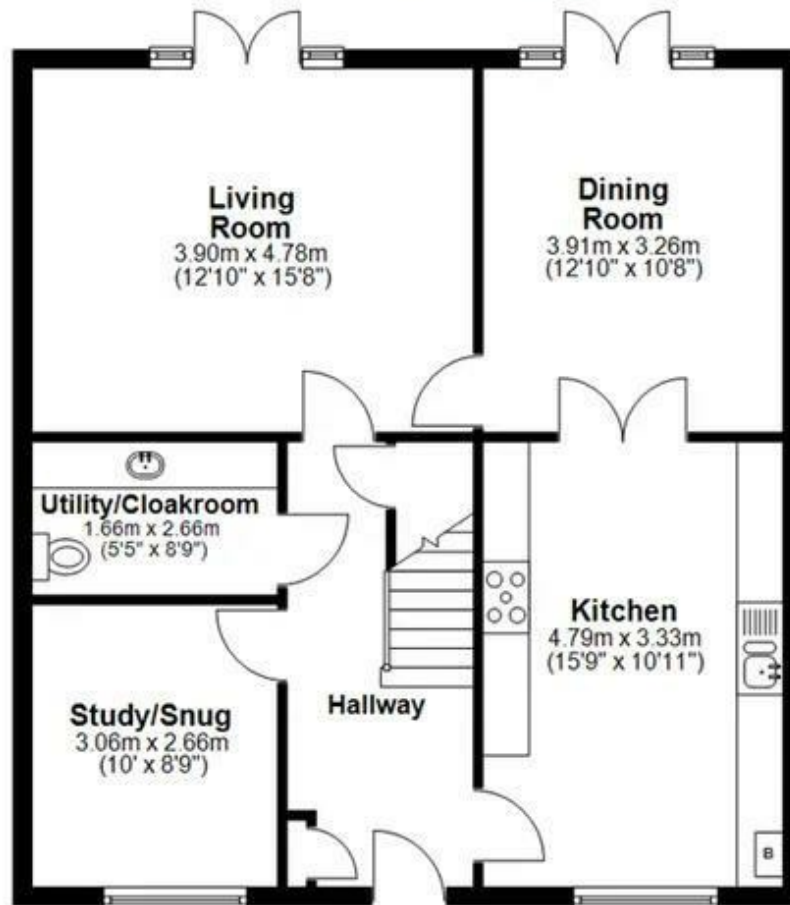
Council tax band: E

EPC rating: B



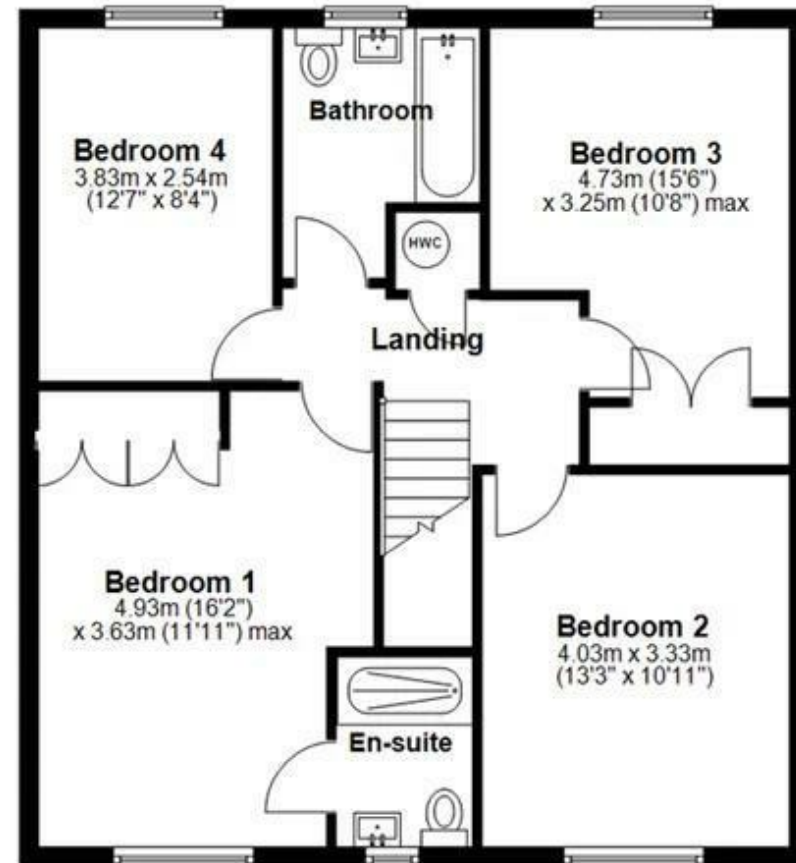
Ground Floor

Approx. 72.1 sq. metres (776.0 sq. feet)



First Floor

Approx. 72.1 sq. metres (775.8 sq. feet)



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