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LOCK & KEY
Estate Agents



22 Belvedere Road , Bowerhill, Melksham, SN12 6AJ

Lock and Key independent estate agents are pleased to offer this truly immaculate, attractive & spacious four bed detached property built by Bloor Homes situated in a cul-de-sac on the favoured Hunters Meadow in Bowerhill which is ideally placed for the Oak school, Bowerhill primary school and a host of other local amenities including our cherished Kennet & Avon canal links. This lovely home and been updated by the present owners including a re-fitted kitchen and family bathroom and more. The accommodation is arranged over two floors and comprises an entrance hall, cloakroom, a 17ft dual aspect living room, dining room, useful study, kitchen/breakfast room and a utility on the ground floor. To the first floor are four bedrooms, an en-suite and a re-fitted family bathroom. Additional features include double glazing and gas heating. Externally there are enclosed front and rear gardens, double gates opening up to a private driveway providing off road parking which leads to a double garage. The property further benefits from gas heating and double glazing. A viewing is highly recommended.

£400,000

22 Belvedere Road

, Bowerhill, Melksham, SN12 6AJ



- Truly Immaculate, Spacious & Detached
- Dual Aspect Living Room, Dining Room
- Front & Enclosed Rear Gardens
- Good Amenities, Schools, With Flexible & Versatile Living
- Four Bedrooms, En-Suite & Bathroom
- Kitchen/Breakfast Room, Utility Room
- Double Garage & Parking
- Entrance Hall, Useful Study
- Cloakroom, En-Suite, Family Bathroom
- Gas Heating & Double Glazed

Situation

Accommodation

Entrance Hall

Cloakroom

Study

11'02" x 7'06" (3.40m x 2.29m)

Living Room

17'07" x 12'03" (5.36m x 3.73m)

Dining Room

11'02" x 9'11" (3.40m x 3.02m)

Kitchen/Breakfast Room

12'09" x 10'09" (3.89m x 3.28m)

Utility

6'10" x 6'04" (2.08m x 1.93m)

First Floor Landing

Bedroom One

17'07" x 12'06" (5.36m x 3.81m)

En-Suite

Bedroom Two

13'0" x 11'03" (3.96m x 3.43m)

Bedroom Three

11'07" x 9'07" (3.53m x 2.92m)

Bedroom Four

11,08" x 7'09" (3.35m, 2.44m x 2.36m)

Family Bathroom

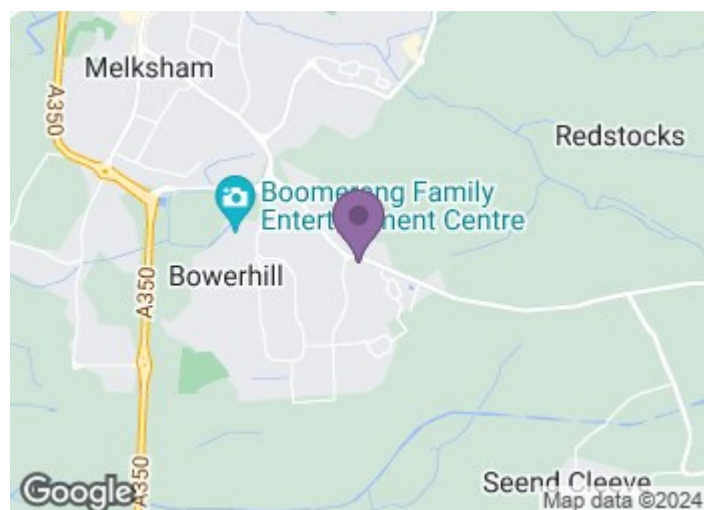
Externally

Double Garage & Parking

16'11" x 16'04" (5.16m x 4.98m)

Rear Garden

Directions



Directions

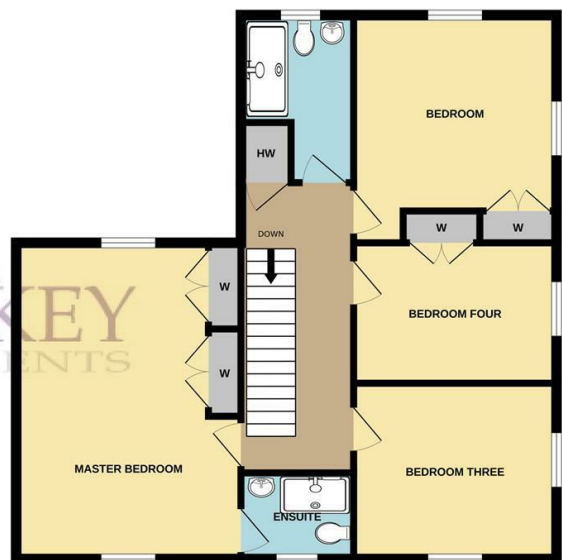


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |