Tel: 01225 707342 Email: info@homesinmelksham.co.uk www.homesinmelksham.co.uk











5 Magister Road Bowerhill, Melksham, SN12 6FD

Lock and Key independent estate agents are pleased to offer this attractive, extended and therefore spacious four bed detached property situated in the favoured older part of Bowerhill convenient to amenities to include, the Oak and Bowerhill primary school, bus routes, and our cherished Kennet & Avon canal walks on the very fringe. Offering good living proportions throughout the accommodation comprises a light and airy entrance hall, living room with log burner, opening into a useful office/garden room, there is a stunning fitted kitchen /dining room, utility room and cloakroom. On the first floor there are four bedrooms, an en-suite shower room with a walk in dressing area and a family bathroom. Additional features include double glazing and gas heating. Externally there is ample parking for numerous vehicles, detached double garage and a generous outdoor entertaining space, ideal for entertaining with a large covered deck with array of lighting and privacy screens - ideal for alfresco dining. Paved patio and lawn and open gated driveway access to the side. There is also a home office (13ft x 10ft) perfect for those looking for a office/work room with both lighting and power. Viewing is strongly recommended.

5 Magister Road

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- Attractive, Detached, & Spacious
- Entrance Hall, Cloaks & Utility
- Office/Study/Garden Room
- Ample Parking For Numerous Vehicles
- Beautifully Laid Out With Excellent Living Porportions
- Stunning Kitchen / Dining Room
- Fabulous Outside Space With Covered Decked
 Areas
- Four Bedrooms, En-Suite Shower & Walk In Dressing Area
- Living Room & Log Burner
- Useful Home Office & Detached Double Garage

Situation

Accommodation

Entrance Hall

12'7 x 8'3 max (3.84m x 2.51m max)**Bedroom Two**

Living Room & Log Buner

115'5 x 13'11 max (35.18m x 4.24m

max)

Office/Study

11'3 x 11'5 (3.43m x 3.48m)

Kitchen / Dining Room

Utility & Cloakroom

First Floor Landing

Bedroom One

11'3 x 11'5 (3.43m x 3.48m)

Dressing Area & En-Suite

Searoom Iwo

10'0 x 12'2 max (3.05m x 3.71m

max)

Bedroom Three

9'4 x 11'0 (2.84m x 3.35m)

Bedroom Four

9'5 x 11'5 (2.87m x 3.48m)

Family Bathroom

Externally & Parking

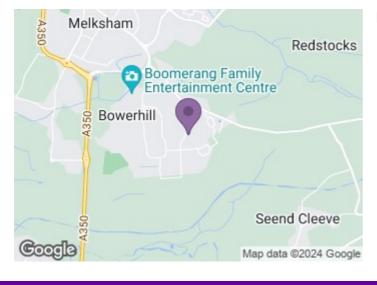
Double Garage

Out Side Covered & Decked

Family Area

Home Office/ Wooden Cabin

Rear Garden



Directions

















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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 times 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

