



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.

£445,000

5 Magister Road

Bowerhill, Melksham, SN12 6FD



- 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)

Living Room & Log Buner

11'5 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

Bedroom Two

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



Floor Plan



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	