

**TOWN & COUNTRY**  
ESTATES



**Birch Grove, Bowerhill, Melksham, Wiltshire SN12 6SB**

**£375,000**

## LOCATION

Bowerhill is a sought after location on the edge of Melksham, where a range of amenities include a Tesco Express convenience store, the £35m Oaks Secondary School, Village hall with various facilities, popular Primary School, public house, take-away food outlet and sports centre. Bus services also connect with neighbouring towns, the city of Bath and Melksham town centre, which about two miles way and offers further amenities such as shopping, public library, fitness centre, swimming pool and health centres.

## DESCRIPTION

This spacious three bedroom detached bungalow occupies a good size corner position, within a very desirable area of Bowerhill, on the edge of Melksham. The modernised and neutrally decorated accommodation comprises an entrance porch, large and welcoming entrance hall leading to all rooms, an 'L shaped' living room overlooking the fabulous rear garden, a refitted kitchen, three double bedrooms, a refitted bathroom, separate cloakroom toilet and a lean to/utility. Further benefits include uPVC double glazing, gas central heating supplied by a recently fitted Worcester gas boiler (last serviced June 2024), a well presented enclosed rear garden and garage.

## ENTRANCE PORCH

You enter through a uPVC double glazed entrance door. There are obscure glazed uPVC windows to the front and side and a glazed door to the entrance hall.

## ENTRANCE HALL

You enter the property into the large and welcoming entrance hall. There is an obscure glazed window to the front, radiator, thermostat heating control, access to the loft, glazed double doors to the living room, a glazed door to the kitchen and doors to all three bedrooms, the bathroom, separate toilet, an airing cupboard and useful storage cupboard, with a wall mounted Worcester gas boiler.

## LIVING ROOM

23'11" max x 12'5" max

The dual aspect Living Room has a uPVC double glazed window to the front, TV point, two radiators, uPVC double glazed sliding doors and French doors to the rear garden.

## KITCHEN

10'5" x 8'2"

The lovely refitted kitchen has a double glazed window to the rear, a range of matching base and wall units with rolled top worksurfaces, 1 1/2 bowl sink with chrome mixer tap, stainless steel splash back, freestanding cooker with extractor fan and light over, space for low level fridge and freezer, plumbing for a dishwasher, inset ceiling spotlights and an obscure glazed door to the lean to.



## LEAN TO/UTILITY

20'4" x 3'11"

Used as a utility space, the lean to has windows to two aspects, plumbing for washing machine, power and a glazed door to the garden.

## SHOWER ROOM

The modern shower room has a uPVC double glazed obscure window to the rear, a corner shower cubicle with chrome mains shower, pedestal sink with chrome mixer tap, dual flush WC, part tiled walls, inset ceiling spotlights, extractor fan and a radiator.

## CLOAKROOM

The additional cloakroom toilet has a uPVC double glazed obscure window to the rear, dual flush WC, tiled splash back, radiator and inset ceiling spotlights.

## BEDROOM ONE

11'5" to wardrobe x 10'2"

The main bedroom has a uPVC double glazed window to the side, a large built in wardrobe and a radiator.

## BEDROOM TWO

10'5" x 8'10"

Bedroom two has a uPVC double glazed window to the side and a radiator.

## BEDROOM THREE

11'5" x 7'2"

There is a uPVC double glazed window to the front and a radiator.

## EXTERIOR

### FRONT

The front of the property is laid to low maintenance and attractive stone chippings, with well kept planted borders and paved path to the front door and gated access to the rear garden.

### REAR GARDEN

The good size rear garden is enclosed to all boundaries and has a very private feel. Largely laid to lawn, there is a paved patio area with path to the garage, lean to and gated access to the front.

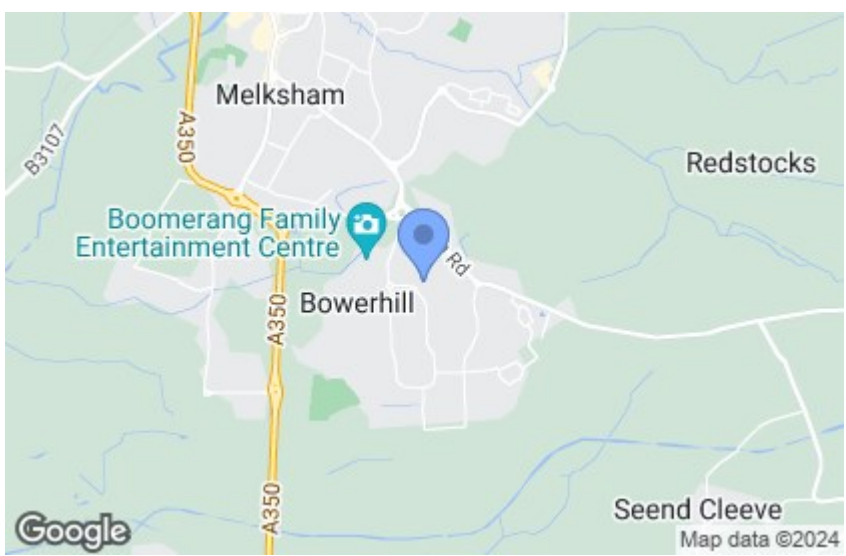
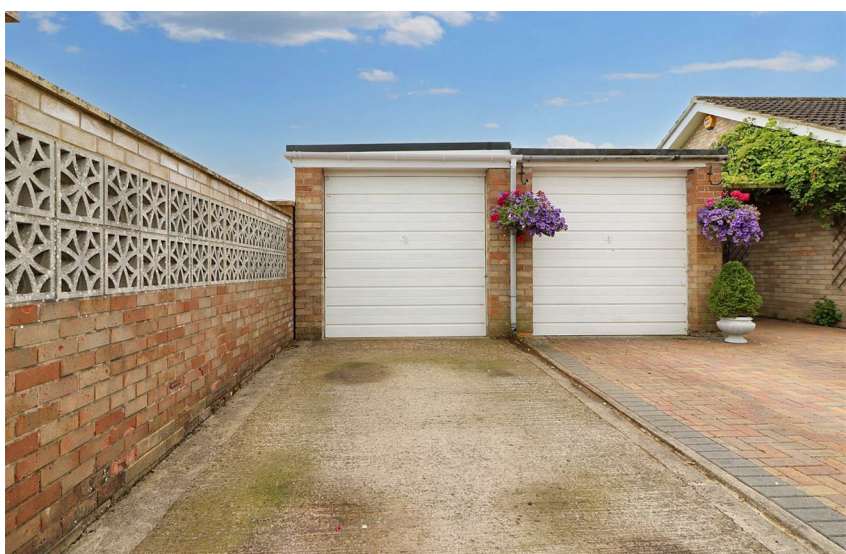
### GARAGE

With access from inside the cul-de-sac, the garage has an up and over door to the front, power, light and uPVC door to the rear garden. To the front of the garage is off road parking for one car.

## ADDITIONAL INFORMATION

Council Tax Band - D

EPC Rating - C







GROUND FLOOR  
961 sq.ft. (89.3 sq.m.) approx.

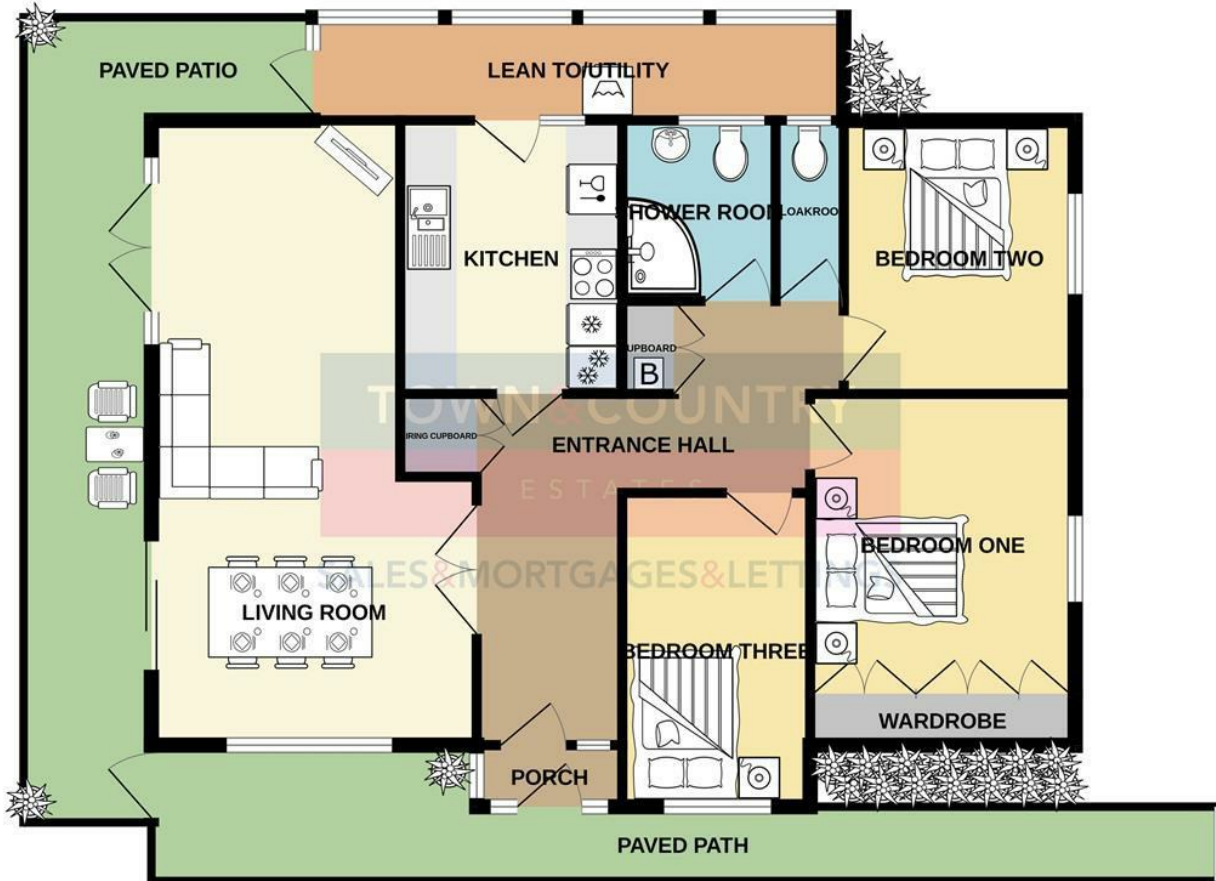


TOTAL FLOOR AREA : 961 sq.ft. (89.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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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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