



Gibson Close, Wiltshire  
£485,000

Chase   
Buchanan

# 2 Gibson Close Wiltshire, Melksham, SN12 6TD

## **SITUATION:**

Bowerhill is a very popular area of Melksham, situated on the eastern fringes of town within easy walking distance of the Oak Secondary school, local primary school, parks, local pubs and with a variety of walks close by including the Kennet & Avon canal.

Melksham offers an excellent range of amenities for all including a library, shops and supermarkets. The new Melksham campus is now open providing fitness centre, swimming pool and much more. Melksham provides easy access to the M4 corridor and has transport links including bus services and a train station to the neighbouring towns including Chippenham, Swindon, Trowbridge, Bradford on Avon and the Georgian city of Bath lies some 12 miles distant.

Regular bus services are available to take you into Melksham and Devizes and other towns beyond.

## **DESCRIPTION:**

Tucked away within this most sought after small cul de sac within Bowerhill, a beautifully maintained four-bedroom, light, and bright spacious family detached home. The current owners have added a conservatory in 2021, further benefitting from Upvc leaded light double glazed recently installed windows, a feature central staircase with galleried landing and solar panels - a viewing is essential to fully appreciate all this delightful home has to offer.

## **ACCOMMODATION:**

### **ENTRANCE PORCH:**

### **ENTRANCE HALLWAY:**

Spacious entrance hallway with feature central balustrade staircase, radiator, storage cupboard, doors to:-

### **LOUNGE/DINER:**

With leaded light double glazed window to front, double glazed French doors to rear with picture window to either side opening into conservatory, two radiators.

### **CONSERVATORY:**

Added in 2021 this most spacious conservatory has the benefit of overlooking the well presented rear gardens, French double doors to garden, electric wall heater.

### **KITCHEN:**

With leaded light double glazed window to rear, attractive fitted kitchen with range of base and wall units with laminated work surfaces, white ceramic one and half bowl sink unit with mixer tap, built in four ring gas hob with canopy extractor hood over, built in double oven, with space for microwave over, part tiled walls, breakfast bar, radiator.





**UTILITY ROOM:**

With leaded light double glazed window to rear, Upvc half glazed door to side, work surfaces with plumbing for automatic washing machine, space for drier, floor mounted ideal gas boiler supplying central heating and domestic hot water, not tested by Chase Buchanan), radiator, door to:-

**CLOAKROOM:**

With leaded light double glazed window to side, modern suite comprises:- low level w.c., wash hand basin within vanity unit, radiator.

**INTEGRAL GARAGE:**

With electric door, spacious with storage space, power and lighting, personnel door to utility room.

**FIRST FLOOR:**

**GALLERIED LANDING:**

Spacious and light galleried landing with leaded light double glazed window to front, radiator, double door airing cupboard housing lagged tank and shelving, loft access with loft ladder, lighting, partial boarded, (further potential subject to all relevant planning permissions).

**BEDROOM ONE:**

With double glazed leaded light window to rear, twin built in double wardrobes, radiator.

**BEDROOM TWO:**

With double glazed leaded light window to front, built in double wardrobe with storage over, radiator.

**BEDROOM THREE:**

With double glazed leaded light window to rear, radiator.

**BEDROOM FOUR:**

With double glazed leaded light window to rear, radiator.

**BATHROOM:**

With leaded light double glazed window to front, generous sized bathroom offers light coloured suite comprising:- corner panelled bath, corner fully enclosed shower cubicle, low level w.c., bidet, pedestal wash hand basin, part tiled walls, radiator.

**OUTSIDE:**

**GARDENS:**

The gardens are maintained beautifully and to the front offer a driveway, level lawn with flower and shrub beds and borders, with side access, with low walling. To the rear an enclosed, level garden offers lawn, flower and shrub beds and borders, decorative paved seating areas, summerhouse, large storage shed, outside power and lighting.

**AGENTS NOTE:**

The property has solar panels installed in by O'brien - currently serviced by contract date:

**CODE: 06/06/2024**

**TO ARRANGE A VIEWING:**



### Miscellaneous items

EPC: TBC  
Council Tax: E  
Utilities: All main services  
Tenure: Freehold

### Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at [www.chasebuchanan.co.uk](http://www.chasebuchanan.co.uk)

### Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

### Independent Mortgage Advice

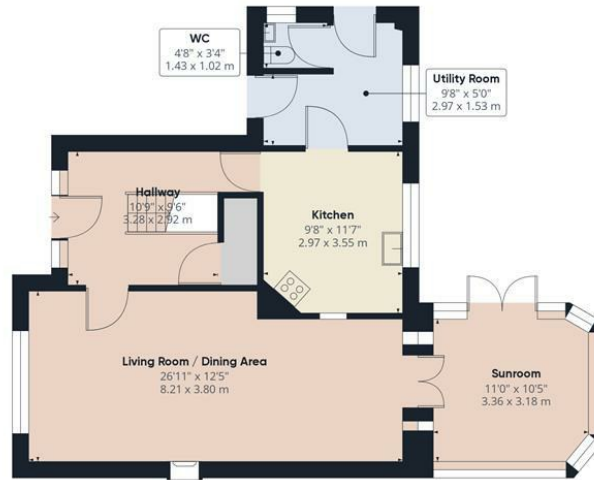
Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- \* Free consultation meetings with no obligation
- \* Access to exclusive mortgage products and deals
- \* Truly independent advice with access to approximately 130 mortgage lenders
- \* Face-to-face or telephone meetings at your convenience
- \* They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- \* Their dedicated team are by your side throughout the property-buying journey

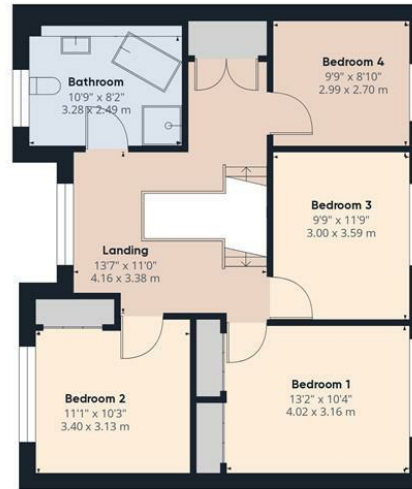
The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

### Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.



Floor 0



Floor 1



Approximate total area<sup>®</sup>

1531.8 ft<sup>2</sup>  
142.31 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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