



14 Martlet Close

Bowerhill, Melksham, SN12 6XX

Lock and Key independent estate agents are pleased to offer this attractive, immaculate throughout, extended, and therefore spacious three bed detached property built by Heron Homes in the 1980's and was the ex-show home at the time. Situated in a cul-de-sac on the highly favoured older part of Bowerhill, with good access amenities, schools and our cherished Kennet & Avon canal walks on the fringe. Based on two floors the accommodation comprises, an entrance hall, cloakroom, living room opening into a snug area, a stunning kitchen / dining room opening up to another family room snug area. On the first floor there are three bedrooms, an en-suite and a family bathroom. Additional features include double glazing and gas heating. Externally there is ample drive parking and an integral garage, side access to the pretty fully enclosed rear garden, pretty patio areas, with an insulated summerhouse. A perfect family home. Viewing is strongly recommended.

£365,000

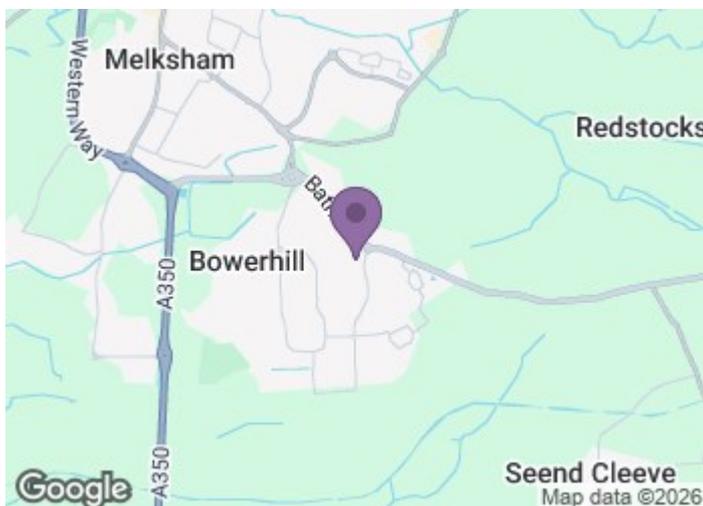
14 Martlet Close

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- Extended, Spacious & Detached
- Light & Airy Living Room & Dining Area
- Three Bedrooms, En-Suite & Family Bathroom
- Pretty Enclosed Rear Garden & Insulated Summerhouse
- Truly Immaculate Throughout
- Fabulous Kitchen / Dining Room
- Double Glazing & Gas Heating
- Welcoming Entrance Hall, Cloakroom
- Opening Into A further Family Snug Area
- Ample Parking & Integral Garage

Situation



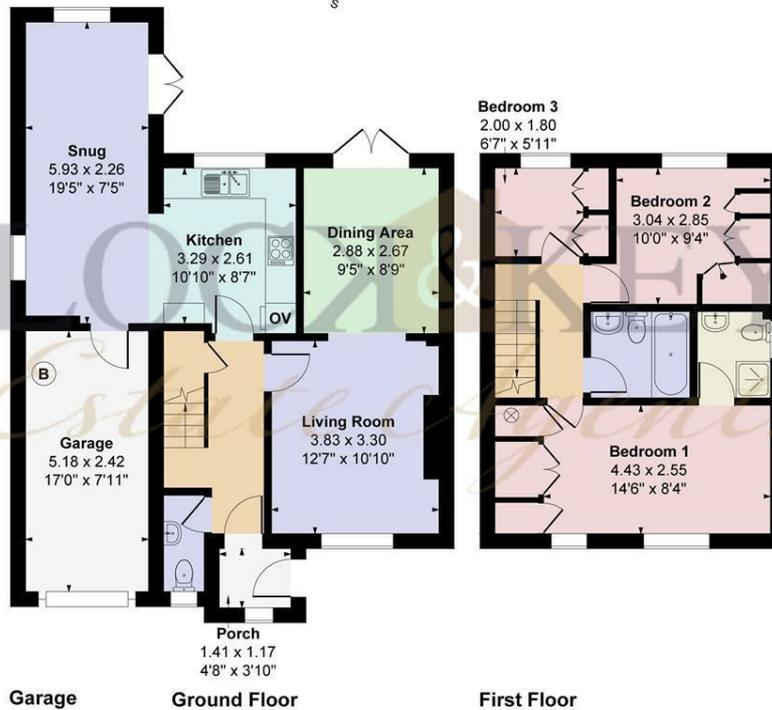
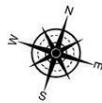
Directions



Floor Plan

Martlet Close, Bowerhill, Melksham SN12 6XX

Approximate Gross Internal Area
 Total = 110 sq m (1184 sq ft)
 Main House = 97 sq m (1049 sq ft)
 Garage = 13 sq m (135)sq ft



© Meyer Energy 2026. Drawn to RICS guidelines. Not drawn to scale.
 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
 All measurements and areas are approximate and should not be relied on as a statement of fact.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	