



Pile Place

Bowerhill, Melksham SN12 6YP

- Detached four-bedroom home
 - Large kitchen diner
 - En-suite
- Immaculately presented throughout
- Close to Kennet and Avon Canal
- Vendor suited
- Utility room
- Driveway parking and garage
- Walking distance to schools
- Viewing highly recommended

£380,000 Freehold



Hallway

Under stair storage cupboard, radiator, doors to Living Room, Kitchen/Diner and W/C, stairs to first floor.

Living Room

14'8" x 11'11"

Window to front elevation, radiator.

Kitchen/Diner

12'2" x 18'9"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, integrated fridge/freezer and dishwasher, built-in eye level electric fan assisted oven, built-in five ring gas hob, window to rear elevation, double door leading to enclosed rear garden, door to utility, radiator.

Utility

4'1" x 5'8"

Fitted with base units with worktop space over, space for washing machine, radiator.



WC

Fitted with two piece suite comprising wash hand basin and WC, radiator.

Bedroom One

11'11" x 10'9"

Window to front elevation, radiator, door to En-Suite.

En-suite

Fitted with three piece suite comprising with shower enclosure, wash hand basin and WC, heated towel rail.

Bedroom Two

11'7" x 9'3"

Window to rear elevation, radiator.

Bedroom Three

10'11" x 9'3"

Window to rear elevation, radiator.

Bedroom Four

7'4" x 7'10"

Window to front elevation, radiator.

Bathroom

Fitted with three piece suite comprising bath with shower over, wash hand basin and WC, radiator.

Landing

Radiator, doors to bedrooms and bathroom.

Garage

Up and over door, electric.

Outside

Driveway parking for multiple vehicles, enclosed rear garden, mostly laid to lawn with patio area.



Local Authority **Wiltshire**
Council Tax Band **E**
EPC Rating **B**




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.