



54 Bader Park

Bowerhill, Melksham, SN12 6UF

Lock and Key independent estate agents are pleased to offer this attractive and spacious four bed detached property (1695 sq ft in total) 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, spacious bay fronted living room, a lovely conseravtory, dining room, fitted kitchen and useful utility room. On the first floor there are four bedrooms, an en-suite and a family bathroom. Additional features include double glazing, gas heating and solar panels at the rear. Externally there is ample parking and a double garage with eaves stoarge, power connected and personal door to rear. Side access to the fully enclosed rear garden. Viewing is strongly recommended. No Chain.

£450,000

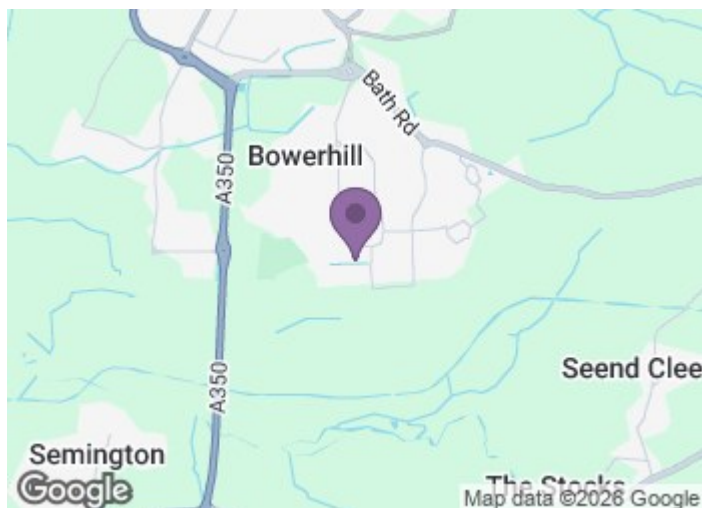
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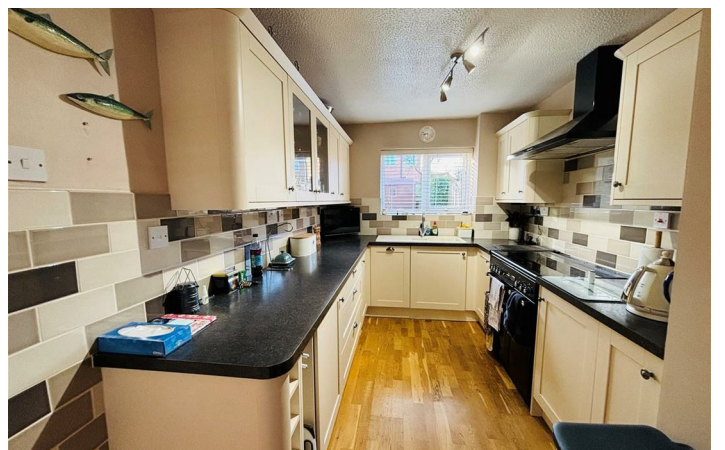


- Attractive, Detached & Spacious
- Good Size Bay Fronted Living Room
- Four Bedrooms
- Enclosed Rear Garden & No Chain
- Ample Parking & Double Garage
- Dining Room, Fitted Kitchen & Useful Utility
- En-Suite & Bathroom
- Entrance Hall, Cloakroom
- Lovely Conservatory
- Double Glazing, Gas Heating & Solar Panels

Situation



Directions



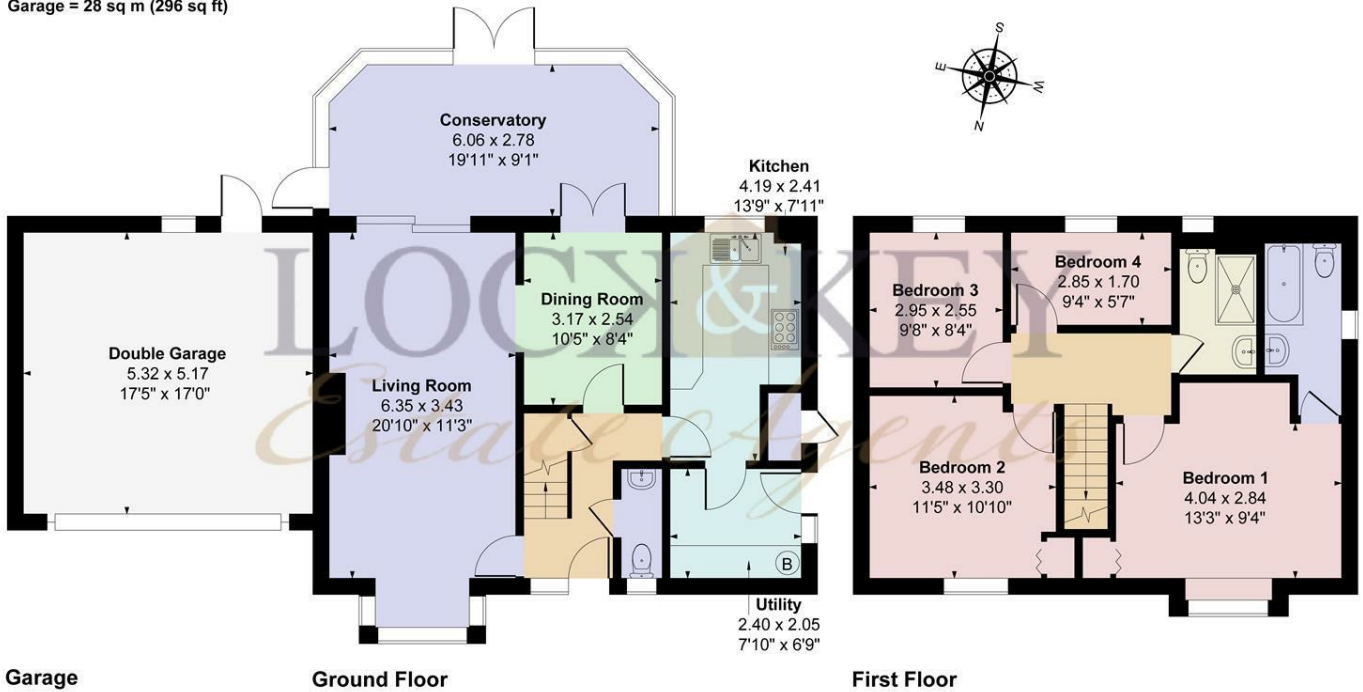
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Floor Plan

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Approximate Gross Internal Area
 Total = 158 sq m (1695 sq ft)
 Main House = 130 sq m (1399 sq ft)
 Garage = 28 sq m (296 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	83	85
(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	