

5 Church Street, Melksham, Wiltshire, SN12 6LS

Tel: 01225 707342

Email: info@homesinmelksham.co.uk

www.homesinmelksham.co.uk

LOCK & KEY
Estate Agents



1 Martlet Close

Bowerhill, Melksham, SN12 6XX

Lock and Key independent estate agents are pleased to offer this attractive, and spacious four bed detached property all beautifully presented throughout situated in a cul-de-sac on the favoured older part of Bowerhill offering good access to schools and including our cherished Kennet & Avon canal walks on the very fringe. Based on two floors the accommodation offers good living proportions, comprising, a welcoming entrance hall, fitted cupboards under the stairs, cloakroom, and a dual aspect living room. There is an fabulous kitchen / dining room leading to a useful utility and a stunning large conservatory. On the first floor there are four bedrooms, an en-suite and a family bathroom. Externally there is ample parking at the front for vehicles leading to a detached double garage and lovely enclosed southerly facing rear gardens, patio and seating areas and a useful and store. Additional features include double glazing and gas heating, a home that offers space, quality condition and flexibility for the discerning buyer as well as location, location. Viewing is strongly recommended.

£425,000

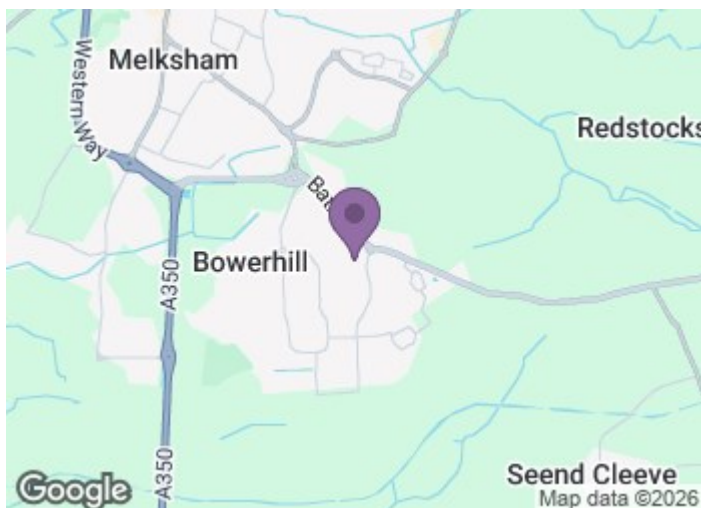
1 Martlet Close

Bowerhill, Melksham, SN12 6XX



- Attractive, Spacious, Truly Immaculate
- Welcoming Hall, Cloakroom & Useful Utility
- Stunning Large Conservatory
- Good Location For Schools & Amenities
- Detached & Good Living Proportions
- Dual Aspect Living Room
- Lovely South Facing Rear Garden
- Four Bedrooms & En-Suite
- Fabulous Kitchen / Dining Room
- Double Garage & Ample Parking

Situation



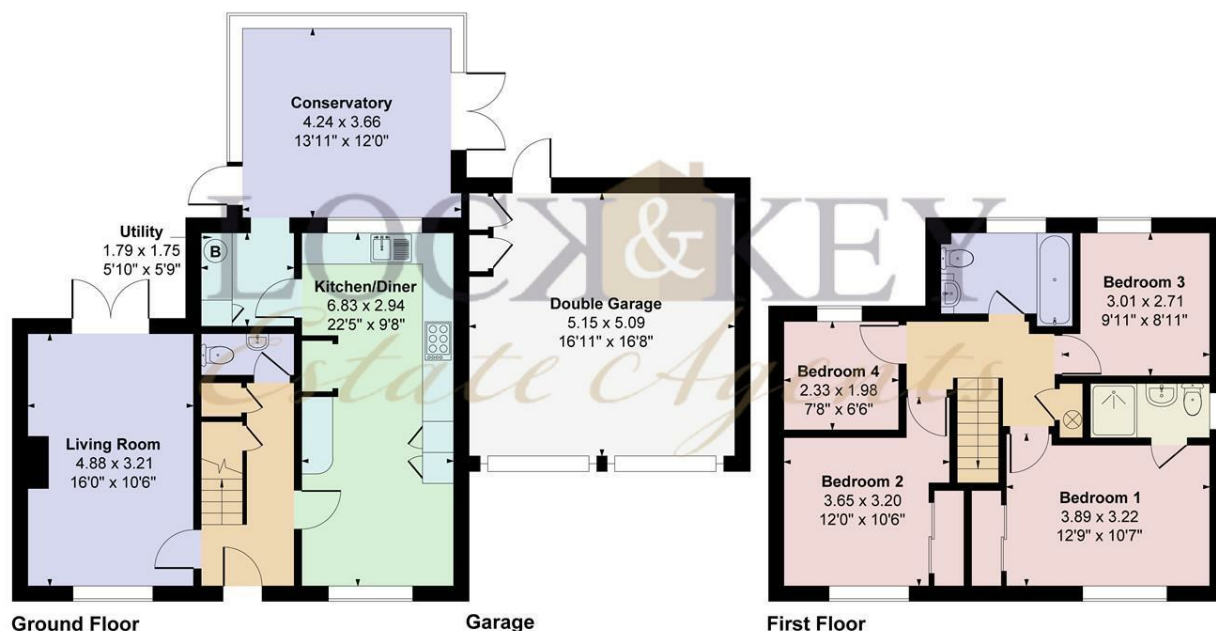
Directions



Floor Plan

Martlet Close, Bowerhill, Melksham, SN12 6XX

Approximate Gross Internal Area
 Total = 143 sq m (1542 sq ft)
 Main House = 117 sq m (1260 sq ft)
 Garage = 26 sq m (282)sq ft



© Meyer Energy 2025. 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	