Connells

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for sale

offers in excess of **£310,000**



Kittyhawk Close Bowerhill MELKSHAM SN12 6QF

A beautifully presented three-bedroom family home offering spacious and modern living throughout. Featuring a stylish open-plan kitchen/dining room, cosy lounge with feature fireplace, this property is perfect for modern family life.

Kittyhawk Close Bowerhill MELKSHAM SN12 6QF

Ground Floor

Entrance Hall

Part glazed entrance door to front. Stairs rising to the first floor, access to cloakroom and integral garage.

Cloakroom

Fitted with low-level WC and wash hand basin.

Kitchen/Dining Room

A well-appointed kitchen fitted with a range of wall and base units incorporating work surfaces and sink unit. Feature double Aga providing both cooking facilities and character. Ample space for a dining table and chairs. Windows and doors overlooking and leading directly onto the garden terrace.

Garage

Integral garage with up-and-over door to the front, power and lighting.

First Floor

Sitting Room

A superb reception room occupying the full width of the property. Feature fireplace creating an attractive focal point. Bright with excellent natural light and pleasant views over the rear garden.

Bedroom Three

A well-proportioned bedroom with two north-facing windows overlooking the front aspect. Equally suited as a guest bedroom, nursery or home office.

Second Floor

Principal Bedroom

A spacious double bedroom with two south-facing windows overlooking the rear garden. Benefitting from a range of built-in wardrobes and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a shower enclosure, wash hand basin and low-level WC.



Bedroom Two

A generous double bedroom with north-facing window overlooking the front aspect.

Family Bathroom

Comprising panelled bath with shower over, wash hand basin and low-level WC.

Garden

The rear garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space, perfect for both relaxation and entertaining. Immediately adjoining the property is a generous raised decked terrace, providing ample space for outdoor dining, barbecues and seating areas whilst enjoying views over the garden.

Steps descend to a well-maintained lawn enclosed by timber fencing and mature planted borders, creating a good degree of privacy and a pleasant backdrop throughout the seasons. The garden enjoys a sunny aspect, making it an ideal space for families, gardening enthusiasts or those who enjoy outdoor living.

Combining areas for entertaining, recreation and relaxation, the garden offers a wonderful extension of the home's living accommodation and is perfectly suited to modern family life.

Agent's Note:

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.



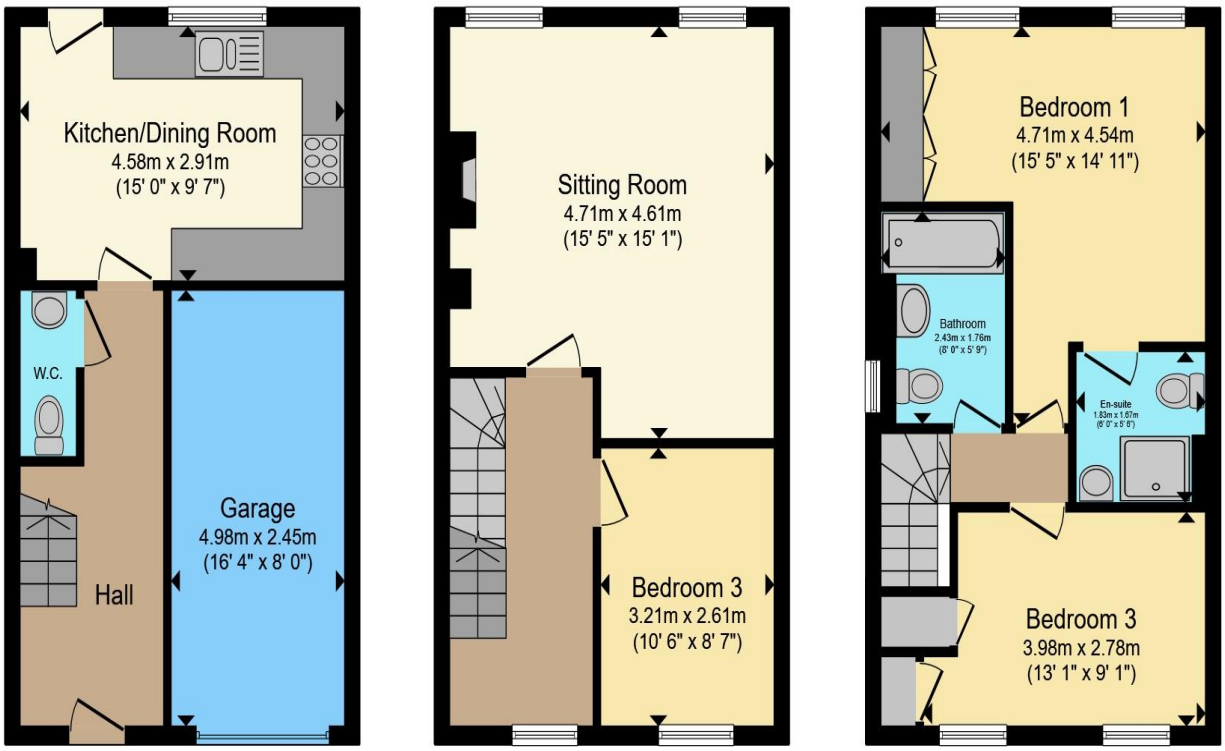












Ground Floor **First Floor** **Second Floor**

Total floor area 109.8 m² (1,182 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref: TWB308231 - 0005

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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