



## St. Athan Close

Bowerhill, Melksham SN12 6XP

- Detached
- Two Reception Rooms
- Very Generous Conservatory
- Popular Area
- Four Spacious Bedrooms
- Double Garage
- Ample Parking
- Viewing Recommended

**Asking Price £510,000 Freehold**



### **Hallway**

Window to front elevation, stairs to first floor with storage under, doors to living room, dining room, kitchen and W/C.

### **Kitchen**

14'3" x 8'11"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, integrated fridge and dishwasher, built-in oven and four ring ceramic hob with extractor hood over, window to rear elevation, heated towel rail and opening to utility.

### **Utility**

5'5" x 5'10"

Fitted with a matching range of base and eye level units with worktop space over, space for freezer and washing machine, window to side elevation and door outside.

### **Dining Room**

10'1" x 9'11"

Window to rear elevation, opening to lounge/diner and radiator.



### **Living Room**

19'11" x 11'5"

Bay window to front elevation, two radiators and sliding door to conservatory.

### **Conservatory**

15'9" x 22'8"

Windows to side and rear elevation, door to side and double doors to rear, heater and fitted storage.

### **WC**

Window to front elevation, fitted with two piece suite comprising wash hand basin with storage underneath and WC with heated towel rail.

### **Landing**

Doors to bedrooms and bathroom with loft access via drop-down ladder.

### **Bedroom One**

14'5" x 11'4"

Window to rear elevation, built in wardrobes, radiator and opening to dressing area.

### **Dressing Area**

5'3" x 4'5"

Window to side elevation, radiator and door to en-suite.

### **En-suite**

Fitted with three piece suite comprising shower enclosure, wash hand basin

and WC, window to front elevation and heated towel rail.

### **Bedroom Two**

9'11" x 11'2"

Window to rear elevation and radiator.

### **Bedroom Three**

9'10" x 8'7"

Window to front elevation, built in wardrobe and radiator.

### **Bedroom Four**

7'3" x 8'2"

Window to rear elevation and radiator.

### **Bathroom**

Fitted with three piece suite comprising bath with shower over with glass screen, wash hand basin with storage under and WC, window to front elevation and heated towel rail.

### **Double Garage**

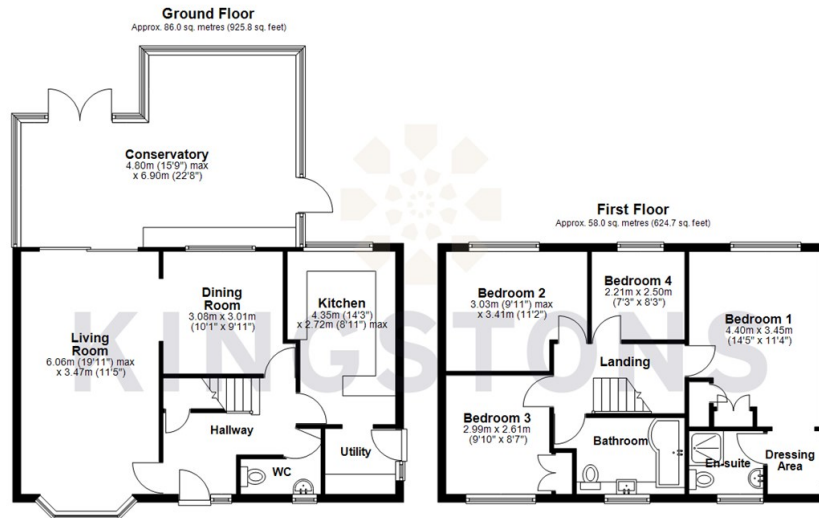
Double garage with double electric roller door, power and light.

### **Outside**

Enclosed rear garden with side access either side and generous driveway in front of garage.



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



Total area: approx. 144.0 sq. metres (1550.4 sq. feet)



  
**KINGSTONS**  
Melksham Office

11 High Street, Melksham,  
Wiltshire, SN12 6JR

**Contact**

01225709115  
sales@kingstons.biz  
www.kingstons.biz

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.