



## Grasmere

Bowerhill, Melksham SN12 6FQ

- Four bedrooms detached
  - Double garage
  - Home office in garden
- Near schools and bus stops
- Ideal family home location
- En-suite bathroom
- Enclosed rear garden
- Parking for approx. four cars
- Close to Kennet & Avon canal
  - WC and utility

**£499,995 Freehold**



### **Entrance Hall**

External door and window to front elevation, two radiators, stairs to first floor opening to kitchen/diner and doors to WC and living room.

### **Kitchen/Diner**

12'0" x 19'6"

Fitted with a matching range of base and eye level units with worktop space over, B sink, integrated fridge/freezer and dishwasher, space for range cooker, window to rear elevation, radiator, opening to utility room and sliding doors to rear garden.

### **Utility**

5'10" x 7'10"

Fitted with a matching range of base and eye level units with worktop space over, composite sink, space for washing machine and tumble dryer, window to rear elevation, radiator and external door to garden.



### **Living Room**

12'0" x 15'11"

Two windows to front elevation and radiator.

### **WC**

Fitted with a two piece suite comprising wash hand basin and WC with window to side elevation.

### **Landing**

Airing cupboard, doors to bedrooms and bathroom.

### **Bedroom One**

9'11" x 12'6"

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

### **En-suite**

Fitted with three piece suite with comprising shower enclosure, wash hand basin and WC, window to front elevation and radiator.

### **Bedroom Two**

11'1" x 10'9"

Window to rear elevation and radiator.

### **Bedroom Three**

13'1" x 6'8"

Window to front elevation and radiator.

### **Bedroom Four**

8'5" x 8'5"

Window to rear elevation and radiator.

### **Bathroom**

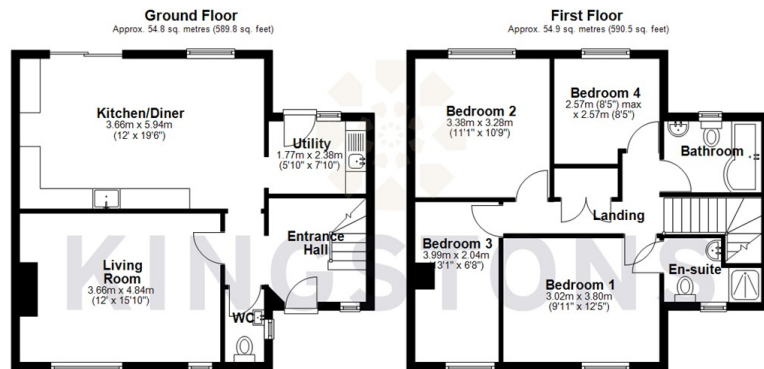
Fitted with three piece suite comprising bath with shower over and glass screen, wash hand basin and WC, window to rear elevation and heated towel rail.

### **Outside**

Driveway parking for approximately four vehicles and EV charger, enclosed rear garden with side access and outbuilding with power and light.



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



Total area: approx. 109.7 sq. metres (1180.3 sq. feet)



  
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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.