



## Chamier Close

Bowerhill, Melksham SN12 6XZ

- Vendor Suited
- Large main bedroom with bespoke wardrobes and en-suite
- Spacious kitchen/diner layout with additional utility room
- Popular Bowerhill location
- Detached four-bedroom family home
- Private driveway for 3-4 vehicles with garage
- Walking distance to schools, canals and local amenities

**Offers Over £424,999 Freehold**





### **Hallway**

Under stairs storage cupboard, doors to kitchen, living room, study and utility, stairs leading up.

### **Living Room**

12'10" x 15'8"

Double doors to garden, radiator.

### **Kitchen**

15'9" x 10'11"

Fitted with a matching range of base and eye level units with worktop space over with underlighting, 1+1/2 bowl sink, Smeg tap, integrated fridge/freezer and dishwasher, eye level oven & grill, ceramic hob, eye level grill, window to front elevation, radiator, opening to dining room.

### **Dining Room**

12'10" x 10'8"

Double doors to garden, radiator.

### **Study/Snug**

10'0" x 8'9"

Window to front, radiator, door to:



### **Utility/Cloakroom**

5'5" x 8'9"

Fitted with base units with work top space over and integrated washer drier, sink & w/c, heated towel rail.

### **Bedroom One**

16'2" x 11'11"

Built in wardrobes, window to front elevation, door to En-suite.

### **En-suite**

Fitted with three piece suite comprising shower enclosure, w/c and wash hand basin.

### **Bedroom Two**

13'3" x 10'11"

Window to front elevation.

### **Bedroom Three**

15'6" x 10'8"

Window to rear elevation, built in wardrobe with double doors.

### **Bedroom Four**

12'7" x 8'4"

Window to rear elevation, radiator.

### **Bathroom**

Fitted with three piece suite comprising bath with shower attachment, wash hand basin and WC, window to rear elevation, radiator.

### **Landing**

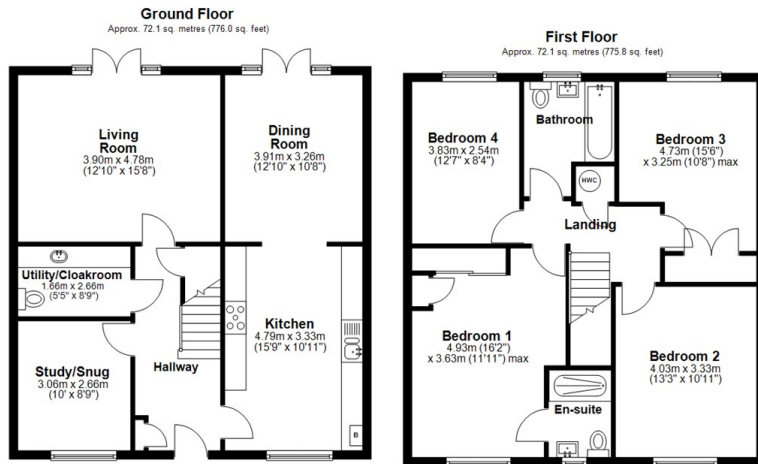
Storage cupboard with hot water cylinder, doors to bedrooms and bathroom, radiator.

### **Outside**

Enclosed rear garden, single garage and driveway parking.



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



Total area: approx. 144.2 sq. metres (1551.8 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.