



Chamier Close

Bowerhill, Melksham SN12 6XZ

- Detached four-bedroom house
 - Single garage and driveway
- Near to primary and secondary schools
 - Popular Bowerhill area
- Large master with en-suite
 - Utility room
- Close to Kennet and Avon Canal
 - Viewing recommended

£450,000 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

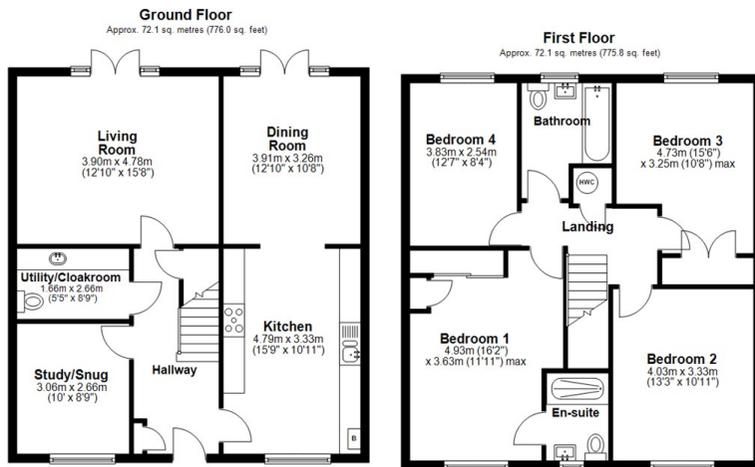
Storage cupboard with hot water cylinder, doors to bedrooms and bathroom, radiator.

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.