



## Britannia Close

Bowerhill SN12 6WB

- Immaculately Presented Home
  - Conservatory
- Utility Room and Downstairs Toilet
  - Garage and Parking
  - Close to Schools and Park
- Main Bedroom with En-Suite
- Kitchen/Diner with Generous Island
  - Enclosed Rear Garden
- Near Kennet and Avon Canal
- Quiet, Tucked Away Location

**£435,000 Freehold**





### **Hall**

External door to front, radiator, stairs to first floor and doors to kitchen/diner, living room and WC.

### **Kitchen/Dining Room**

20'3" x 11'3"

Fitted with a matching range of base and eye level units with worktop space over, generous kitchen island with space for stools, sink with mixer tap, built-in fridge/freezer and dishwasher, built-in eye level double oven, five ring ceramic hob, windows to front and side elevations, two radiators and opening to utility.

### **Utility**

Fitted with a base units, stainless steel sink with mixer tap, door to under stairs storage cupboard, space for washing machine and tumble dryer and external door to rear garden.



### **Living Room**

20'3" x 11'2"

Window to front elevation, two radiators and double doors to conservatory.

### **Conservatory**

Windows to rear and side elevations and external double doors to side elevation to rear garden.

### **WC**

Fitted with two piece suite comprising wash hand basin and WC with radiator.

### **Landing**

Window to rear elevation, storage cupboard and doors to bedrooms and bathroom.

### **Bedroom One**

13'10" x 11'3"

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

### **En-suite**

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

### **Bedroom Two**

9'8" x 11'3"

Window to rear elevation and radiator.

### **Bedroom Three**

10'5" x 7'10"

Window to front elevation and radiator.

### **Bedroom Four**

7'3" x 9'11"

Window to front elevation and radiator.

### **Bathroom**

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

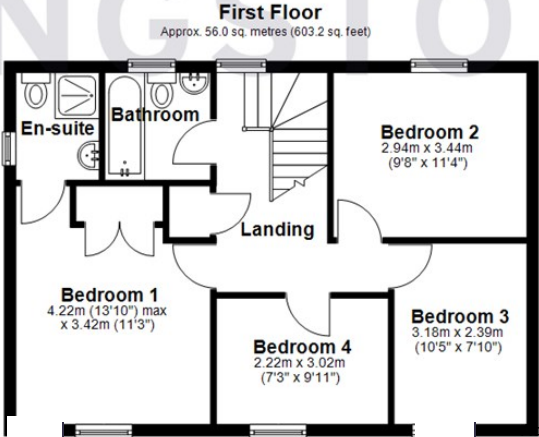
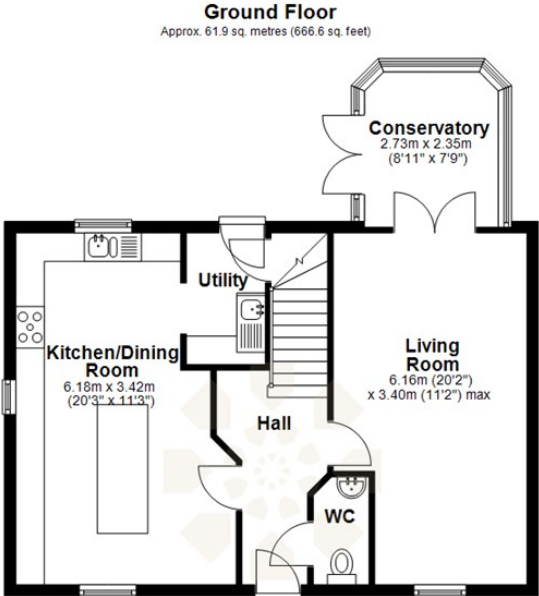
### **Outside**

Garage with parking in front, enclosed rear garden with side access and additional parking in front of house.





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Council T  
EPC Rati



total area: approx. 118.0 sq. metres (1269.1 sq. feet)

**Contact**

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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.

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