



## Park Road

Bowerhill, Melksham SN12 6WQ

- No Chain
- Two en-suites
- Study, ideal for those who work at home
- Located in popular Bowerhill
- Very close to local park
- Detached five bedroom home
- Utility room
- Double garage and gated parking
- Near primary and secondary schools
- Kennet & Avon Canal short walk away

**£475,000 Freehold**



### **Entrance Hall**

Storage cupboard, radiator, stairs to first floor, doors to living room, dining room, kitchen, study and w/c.

### **Living Room**

21'3" x 12'0"

Window to front elevation, two radiators, double door to rear garden.

### **Kitchen**

12'2" x 13'0"

Fitted with a matching range of base and eye level units with worktop space over with underlighting, 1+1/2 bowl sink with mixer tap, integrated fridge/freezer, space for dishwasher, built-in eye level electric fan assisted oven, built-in four ring gas hob with extractor hood over, eye level grill, built-in microwave, window to rear elevation, radiator, double door to garden.



### Utility Room

5'2" x 7'3"

Matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, space for washing machine and tumble dryer, radiator, wall mounted gas boiler, door to driveway.

### Dining Room

9'0" x 6'7"

Window to front elevation, radiator.

### Study

9'8" x 5'10"

Window to rear elevation, radiator.

### Cloakroom

Fitted with two piece suite comprising wash hand basin, low-level WC and extractor fan, shaver point and light, tiled splashbacks, radiator.

### Bedroom Two

12'5" x 12'4"

Window to front elevation, radiator, door to En-suite.

### En-suite

Fitted with three piece suite comprising shower, wash hand basin and low-level WC, tiled splashbacks, window to front elevation, radiator.

### Bedroom Three

12'4" x 12'8"

Window to front elevation, storage cupboard, radiator.

### Bedroom Four

8'7" x 11'1"

Window to rear elevation, radiator,

### Bedroom Five

Window to rear elevation, radiator.

### Bathroom

Fitted with three piece suite comprising bath with shower attachment, pedestal wash hand basin and low-level WC, tiled surround, window to rear elevation, heated towel rail.

### Landing

Doors to bedrooms and bathroom, stairs to second floor, storage cupboard with hot water tank.

### Main Bedroom

13'6" x 24'7"

Window to front elevation, three skylights, two radiators, door to En-suite, double door to walk in wardrobe.

### En-suite

Fitted with three piece suite comprising vanity wash hand basin with storage under, mixer tap, tiled splashbacks and shaver point, tiled double shower enclosure and low-level WC, , window to front, heated towel rail, door to:

### Walk in Wardrobe

Shelving and hanging rails.

### Garage

Double garage with 2 up and over doors, door to garden.

### Outside

Gated driveway with parking for multiple vehicles, enclosed rear garden.



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



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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.

