



## Magister Road

Bowerhill, Melksham SN12 6FD

- Popular Bowerhill
- Main Bedroom with Dressing Room & En-suite
- Garden Room
- Gated Driveway
- Walk to schools and shops
- Ample Living Space
- Beautiful Finish
- Double Garage
- Near Kennet and Avon Canal
- Good bus links to Bath

**Asking Price £450,000 Freehold**







### **Hall**

Two windows and door to front elevation, doors to living room and kitchen/diner, stairs to first floor and radiator.

### **Living Room**

Window to front elevation, log burner, opening to office/sitting room and two radiators.

### **Office/Sitting Room**

Two windows to side elevation, window to rear elevation, french doors to side elevation and radiator.

### **Dining Area**

Window to front elevation, opening to kitchen and radiator.

### **Kitchen Area**

Fitted with a matching range of base and eye level units with granite worktop space over including breakfast bar, 1+1/2 bowl inset stainless steel sink with single drainer and mixer tap, space for dishwasher and range, window to rear elevation opening to utility and radiator, open plan.

### **Utility**

Fitted with a matching range of base and eye level units with worktop space over, space for washing machine and tumble dryer, cupboard housing boiler, door to rear elevation and door to cloakroom.



### **Cloakroom**

Fitted with wash hand basin and low-level WC unit and heated towel rail.

### **Landing**

Window to front elevation, doors to bedrooms, bathroom and cupboard.

### **Main Bedroom**

Windows to side and rear elevations and radiator.

### **Dressing Area**

Open plan from main bedroom.

### **En-suite**

Fitted with a three piece suite comprising of double shower, wash hand basin and close coupled WC with splashbacks, window to rear elevation and heated towel rail.

### **Bedroom Two**

Window to rear elevation and radiator.

### **Bedroom Three**

Window to front elevation and radiator.

### **Bedroom Four**

Window to front elevation and radiator.

### **Bathroom**

Fitted with a three piece suite comprising of bath, pedestal wash hand basin and low-level WC with tiled splashbacks, window to side elevation and heated towel rail.

### **Garden**

Fully enclosed with side access with covered area of decking, garden room, courtesy door to garage, lawn, mature borders, external lights and power points.

### **Garden Room**

Windows to front and side elevations, power and light.

### **Double Garage**

Electric roller door to front elevation, eaves storage, power and light.

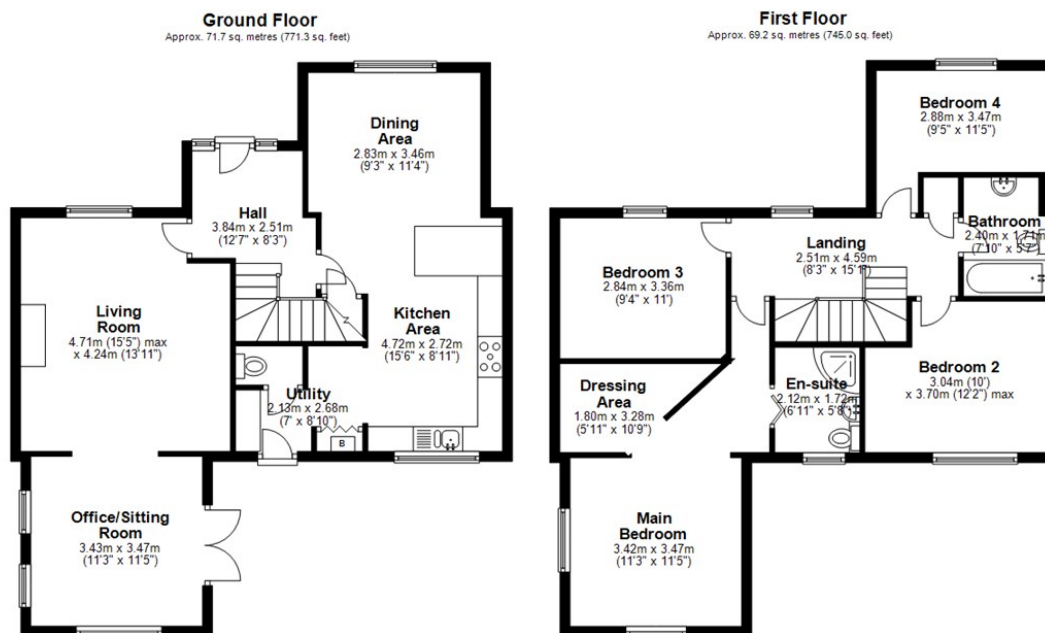
### **Driveway**

Located to the side of the property with gates part way down with space for five to six vehicles.





Local Authority **W**  
Council Tax Band  
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.