35 Halifax Road

Bowerhill, Melksham SN12 6TU

- Four Bedroom Detached
- Three reception rooms
- Parking for several cars
- Close to canal walks
- Two Bedroom Annex
- Conservatory
- Near schools and shops
- Regular bus service nearby

Asking Price £450,000 Freehold

House

Porch
Windows to front and side elevations with door to hallway.

Hallway
Radiator, stairs to first floor and doors to living room and dining room, folding door to kitchen and WC.

Kitchen
9'11" x 10'2"
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, integrated dishwasher, built-in oven and four ring ceramic hob, radiator, open plan with utility area.

Utility Area
6'6" x 9'9"
Fitted with base units with worktop space over, space for washing machine and tumble dryer, windows to side and rear elevations and external door to garden.

Dining Room
10'4" x 10'2"
Window to front elevation and radiator.

Living Room
20'9" x 12'10"
Window to front elevation, two radiators and sliding doors to conservatory.

Conservatory
8'11" x 8'11"
Windows to side and rear elevations, radiator and double doors to garden.

WC
Fitted with two piece suite comprising wash hand basin and WC, heated towel rail and window to rear elevation.

Landing
Window to front elevation, airing cupboard, radiator and doors to bedrooms and bathroom.

Bedroom One
10'11" x 11'5"
Window to rear elevation, fitted wardrobes, radiator and sliding door to en-suite.

En-suite
Fitted with three piece suite comprising shower cubicle, wash hand basin and WC, window to rear elevation and heated towel rail.

Bedroom Two
9'6" x 13'0"
Window to front elevation and radiator.

Bedroom Three
9'6" x 10'4"
Window to front elevation and radiator.

Bedroom Four
10'11" x 6'11"
Window to rear elevation and radiator.

Bathroom
Fitted with three piece suite comprising bath with shower over and glass screen, wash hand basin and WC, window to rear elevation and heated towel rail.

Annex

Hallway
External door from side, radiator and doors to living room, kitchen, bedrooms and bathroom.

Living Room
14'10" x 9'1"
Sliding doors to garden and radiator.

Kitchen
9'11" x 8'3"
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge/freezer, washing machine and tumble dryer, built-in oven and four ring electric hob, window to side and rear elevation and external door to garden.

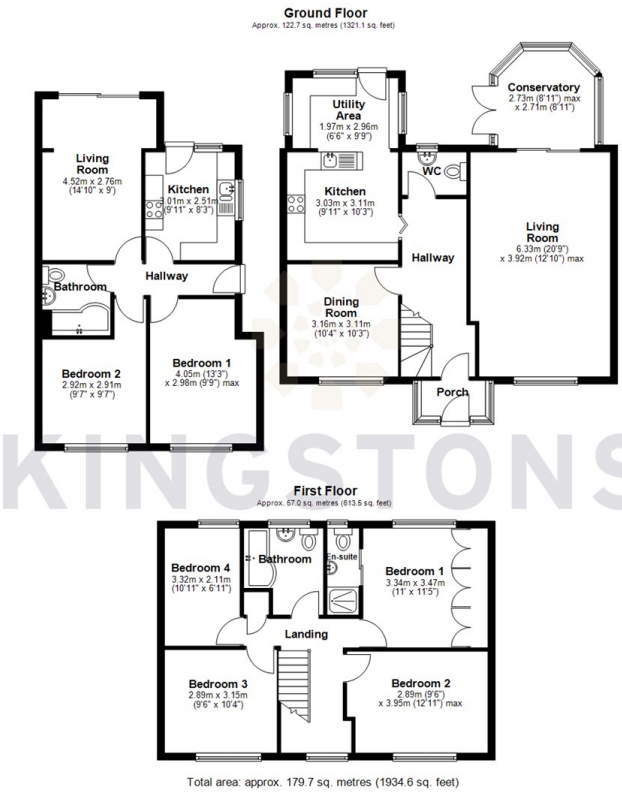
Bedroom One
13'3" x 9'9"
Window to front elevation and radiator.

Bedroom Two
9'7" x 9'7"
Window to front elevation and radiator.

Bathroom
6'7" x 6'7"
Fitted with three piece suite comprising bath with shower over and glass screen, wash hand basin and WC and heated towel rail.

Outside
Enclosed front and rear gardens with parking for several vehicles at rear.

Local Authority **Wiltshire**
Council Tax Band **D**
EPC Rating



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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.