



4 BEDROOM DETACHED | SUNDERLAND CLOSE, BOWERHILL, SN12 | £495,000

DESCRIPTION

This wonderful four-bedroom detached family home has been beautifully extended and is located in a desirable position in the well-established Bowerhill. Through the front door there is a large entrance hall (Currently being used as a study/snug) providing access to a 23ft sitting room, a second sitting room/games room, storage, access to the garage, stairs to the Master bedroom with a beautiful en-suite shower room which has been cleverly designed and could easily be, and has been used as an annex in the past.

Back to the ground floor there is stylish and highly desirable fitted kitchen/dining room proving to be the hub of this immaculate home and a superb space to entertain family and friends. There is also a separate utility room, a handy storage cupboard and a downstairs cloakroom.

Upstairs and off the light and spacious landing are three more good sized bedrooms and a contemporary style family bathroom.

Outside and to the rear is a fabulous fully enclosed and well-established rear garden. A private and beautiful space to entertain guests with impressive patios and BBQ area, and a gorgeous summerhouse with light and power.

There is access to the rear from both sides of the house and ample off road parking to the front.

All in all, an impressive home which would suit any growing family. A true gem in a quiet spot.

The property is well placed within the favoured Bowerhill development and within convenient distance of the local amenities to include a Tesco convenience store, public house, primary school, Melksham Oak secondary school and village hall. The town centre of Melksham is within two miles, offering a wider variety of amenities which include a swimming pool/gym, a public library, a variety of shops and restaurants, eateries and supermarkets, doctors and dentists surgeries. The town is conveniently situated with good



access to the neighboring towns of Devizes, Trowbridge and Chippenham with the latter having a mainline railway station with links to (London-Paddington) and access to the M4 motorway via junction 17 offering convenient access to the major centres of Bath, Bristol, Swindon and London.

Tenure: Freehold

Local Authority: Wiltshire Council

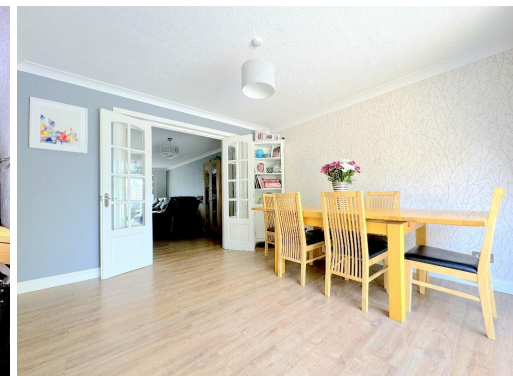
Council Tax Band: D

EPC Rating: C

All mains services connected. Gas central heating.

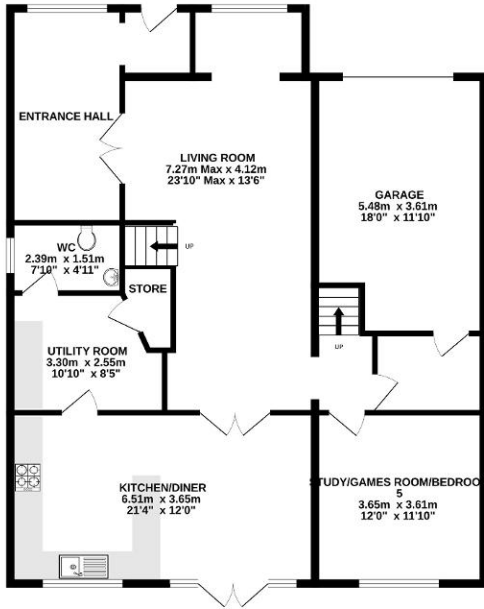
KEY FEATURES

- Impressive four bedroom detached home
- Cleverly designed with potential annex
- Wonderful kitchen / dining room
- Gorgeous en-suite & family bathroom
- Plenty of driveway parking
- Desirable quiet location
- Two sitting rooms
- Separate utility & cloakroom
- Splendid private rear garden
- Garage

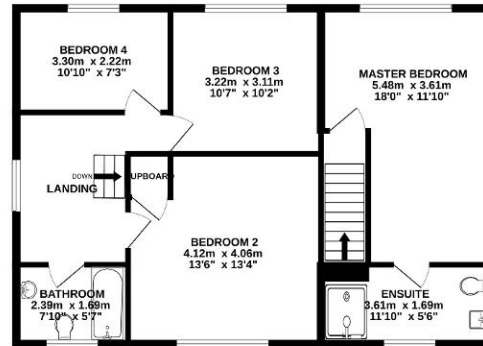




GROUND FLOOR
118.7 sq.m. (1278 sq.ft.) approx.



FIRST FLOOR
72.3 sq.m. (778 sq.ft.) approx.



TOTAL FLOOR AREA : 191.0 sq.m. (2056 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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