



5 BEDROOM DETACHED | BELVEDERE ROAD, BOWERHILL, SN12 | OFFERS OVER £440,000



## DESCRIPTION

A wonderful and very much improved five double bedroom detached house with well presented and spacious accommodation arranged over three floors. The reception hallway with cloakroom leads to a large dual aspect living room and open plan styled kitchen / dining room with useful utility room. The first floor offers a light and airy landing which provides access to the family bathroom and three double bedrooms including the master suite which benefits from an en-suite shower room. The upper floor completes this lovely home with two further double bedrooms and a shower room.

Externally there is a pretty South facing garden to the rear with a hot tub and off-road parking to the side with a gated driveway that leads to the garage.

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.

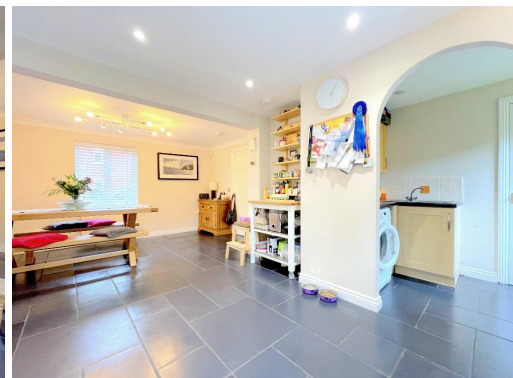
Tenure: Freehold  
Local Authority: Wiltshire Council  
Council Tax Band: E  
EPC Rating: C  
All mains services connected  
Gas central heating





## KEY FEATURES

- Substantial detached family home
- Large kitchen dining room
- Five double bedrooms
- Family bathroom and shower room
- Garage and off road parking
- Double aspect sitting room
- Utility room
- Master bedroom with en-suite
- South facing rear garden
- No onward chain







ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	77   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

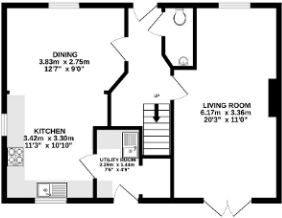
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

APPLEBY & TOWNEND

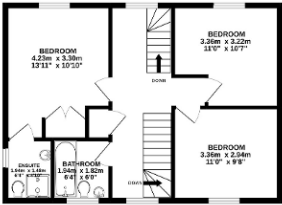
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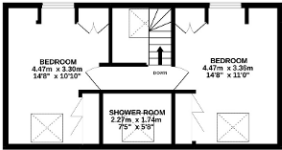
GROUND FLOOR  
66.6 sq.m. (707 sq.ft.) approx.



1ST FLOOR  
53.2 sq.m. (573 sq.ft.) approx.



2ND FLOOR  
38.6 sq.m. (415 sq.ft.) approx.



TOTAL FLOOR AREA : 157.5 sq.m. (1695 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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