





## DESCRIPTION

Recently constructed detached family home offering superbly presented, well balanced accommodation throughout. The light and airy living space is accessed via a spacious reception hallway with cloakroom which provides access to a dual aspect living room and an open plan kitchen dining room which proves to be the heart of this wonderful home. Upstairs there are three bedrooms, two of which are doubles, en-suite facilities to the master and a smartly presented family bathroom. Externally there is a pretty, fully enclosed walled garden that is mainly laid to lawn offering private outside living space, ideal for entertaining with newly laid lawn and drainage. There is plenty of off-road parking including a gated graveled driveway and a further tandem length driveway which has the option of access to a carport currently used as covered garden space.

The property is well placed on the fringes of Bowerhill in a highly regarded modern 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 under a mile and a half distant and offers a wider variety of amenities to include a swimming pool/gym, a public library, a variety of shops, 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: B





All mains services connected

## KEY FEATURES

- Modern detached family home
- Open plan kitchen / dining room
- Smartly presented bathroom
- Southerly facing walled garden
- Presented to a high standard
- Three bedrooms
- Dual aspect living room
- En-suite facilities to master bedroom
- Off-road parking for 4+ vehicles
- Remainder of NHBC guarantee

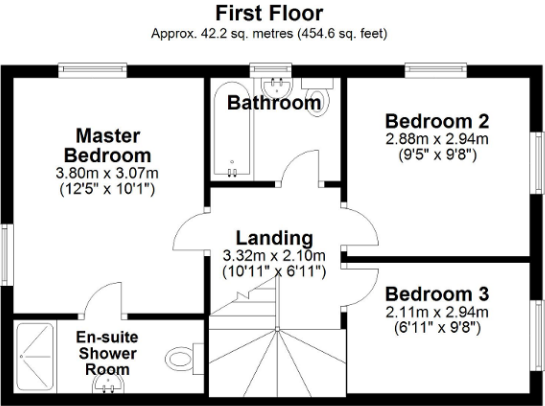
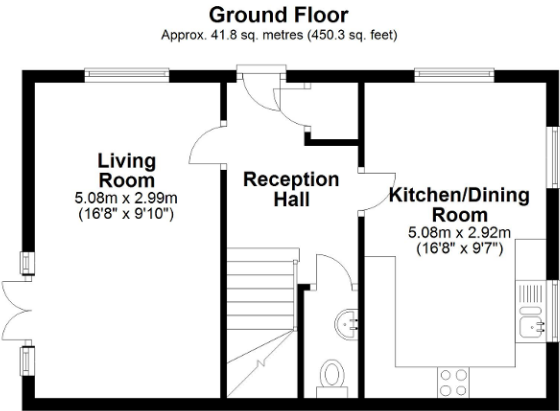






ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 84.1 sq. metres (904.9 sq. feet)

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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