



4 BEDROOM DETACHED | FULMAR CLOSE, BOWERHILL, SN12 | GUIDE PRICE £399,995

DESCRIPTION

This charming four-bedroom detached family home is situated at the end of a private cul-de-sac in the sought-after Hunters Meadows development. It is conveniently located near numerous local amenities, including Melksham Oak secondary school and the scenic Kennet & Avon canal with walks on the outskirts of Bowerhill.

Upon entering, you are greeted by a bright and spacious entrance hall, leading to a downstairs cloakroom, a well-placed sitting room with French doors to the rear garden, and a fitted kitchen with a brand new oven and a separate dining room, also with French doors, ideal for entertaining guests.

Upstairs, there are four bedrooms, with built-in wardrobes in the master bedroom, and a family bathroom.

Outside, the rear features a large, fully enclosed, private walled South/West-facing garden, primarily laid to lawn, perfect for relaxing and enjoying the sun during the warmer months.

The property also had planning previously to extend, offers off-road parking at the front and a larger-thanaverage single garage.

Overall, this is a lovely family home in a quiet, desirable location.

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

- Detached family home with new boiler
- Desirable cul-de-sac location
- Fitted kitchen & separate dining room
- Downstairs cloak room
- Fully enclosed South/West facing garden
- Four bedrooms
- Close to the Kennet & Avon Canal
- Sitting room
- Family bathroom
- Off road parking & garage



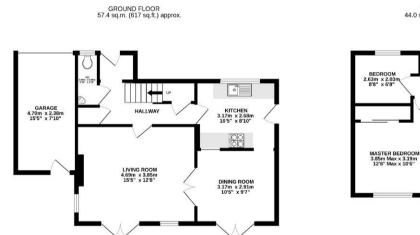




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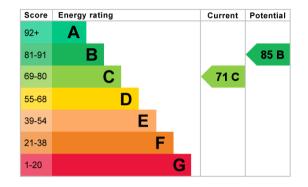
TOTAL FLOOR AREF. : 10.13 sq.m. (10.91 sq.ft, approx. Well every attempt that been made to ensue the accuracy of the foraptive contained them, measurements of doors, widdow, scores and any other terms are approximate and no responsibility is taken for any error, messak or measurement. This plan is the linustative papered with and that be used as such that any prospective purchase. The set is the linustative papered with a state of the any error, is to their operativity of efficiency can be given. 1ST FLOOR 44.0 sq.m. (473 sq.ft.) approx.

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BATHROOM 2.39m x 1.76m 7'10" x 5'9" BEDROOM 2.40m x 2.40m 7'11" x 7'11"

BEDROOM 3.19m x 2.83m 10'6" x 9'4"

ENERGY EFFICIENCY



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

4D Broad Lane Farm Seend Melksham Wiltshire, SN126RJ

Tel: E-mail: Web: 01225 983 910 help@applebyandtownend.co.uk www.applebyandtownend.co.uk