



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-than-average 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





ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 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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