



3 BEDROOM SEMI-DETACHED | MAITLAND PLACE, BOWERHILL, SN12 | GUIDE PRICE £320,000



## DESCRIPTION

This beautiful three bedroom semi detached family home is only two years old and has eight year remaining on its NHBC. Immaculate and very much improved by the current owners, this house is an absolute delight.

Through the front door there is a good sized entrance hall lading through to a spacious sitting room, a stylish kitchen / diner room with built in appliances, a large cloakroom and a handy storage cupboard.

On the first floor there are two good sized bedrooms and a contemporary style family bathroom. On the top floor is the 22ft (max) Master bedroom with plenty of light and a desirable shower room.

Outside and to the front is plenty of off road parking and there is a lovely sized garden to the rear which is fully enclosed, providing private aspects. The car port has been cleverly converted which is an the ideal space to entertain guests and has plenty of storage. All in all, a superb example and a highly desirable modern property ready to move in to.

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

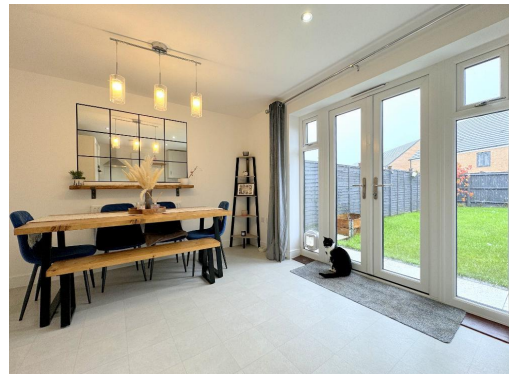




Local Authority: Wiltshire Council  
Council Tax Band: D  
EPC Rating: B  
All mains services connected

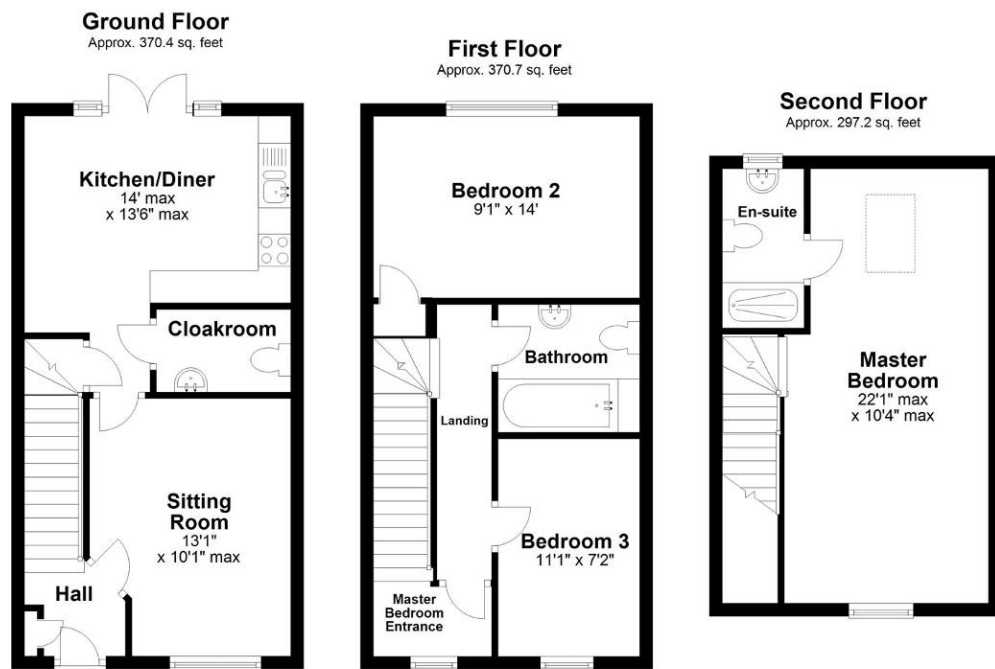
## KEY FEATURES

- No onward chain
- Sitting room
- Downstairs cloakroom
- Third floor Master en-suite
- Good sized rear garden
- 8 years NHBC
- Contemporary style kitchen / diner
- Three good sized bedrooms
- New location
- Off road parking









Total area: approx. 1038.3 sq. feet

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 of efficiency can be given.

## ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	85   B	
69-80	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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