



5 BEDROOM DETACHED | SUNDERLAND CLOSE, SN12 | OFFERS IN EXCESS OF £400,000

DESCRIPTION

Tucked away in Sunderland Close, Bowerhill, this modern and extended five-bed detached is a brilliant family home. With three reception rooms, there's plenty of space to spread out, whether it's family time, entertaining in the fully enclosed and private South facing rear garden, or just a bit of peace and quiet.

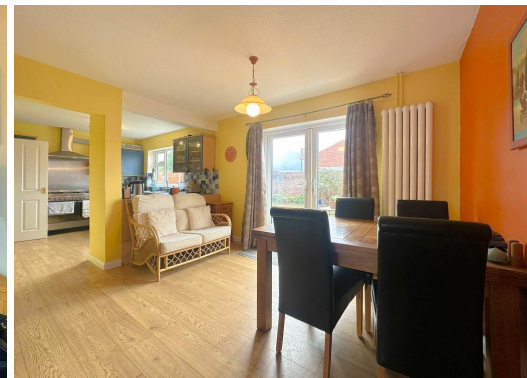
The Kennet & Avon Canal is just a short stroll away for walks or cycling, and you've got a Tesco Express and local pub nearby for everyday convenience. Superb Schools are close too, making it ideal for growing families.

Step inside to a welcoming porch with plenty of space for coats and shoes, leading through to a generous sitting room. From here, the heart of the home opens up to a fantastic kitchen/dining room with French doors to the south-facing patio.

A side hallway gives access to a downstairs cloakroom, a practical utility room, and a superb sunroom with more French doors, perfect for enjoying the garden all year round. There's also a spacious study tucked away, ideal as a home office or playroom. Upstairs are four double bedrooms and a single. The master comes with fitted wardrobes and a stylish en-suite bathroom which is rare, while a modern family bathroom completes the accommodation.

Outside, the south-facing rear garden is a real highlight, fully enclosed and wonderfully private. It's beautifully planted with established borders, a generous lawn for children and pets to enjoy, plus a decking area that's perfect for summer barbecues and alfresco dining. To the side, double gates open onto a shingled area, giving extra parking or even space for a small camper van.

At the front, there's ample driveway parking for several cars, an EV charging point, along with access to the integral garage with power, light and plumbing for a washing machine: ideal for storage, or with potential to



convert into another room if desired.

There is also exciting potential for the extension to be converted into a self-contained annexe (subject to planning), creating the perfect space for independent teenagers, visiting guests or multi-generational living.

All in all, this is a superb family home offering plenty of space in a great location; perfect for a growing family to put down roots.

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

Set within the highly desirable Bowerhill development, this home combines the best of convenience and community living.

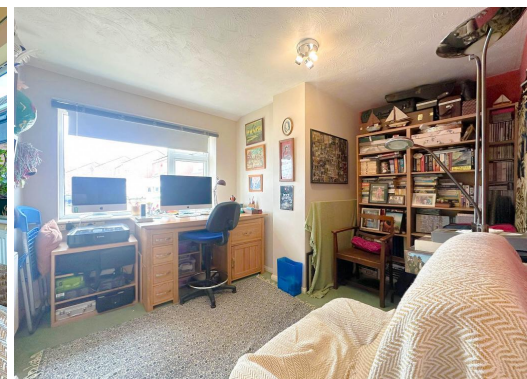
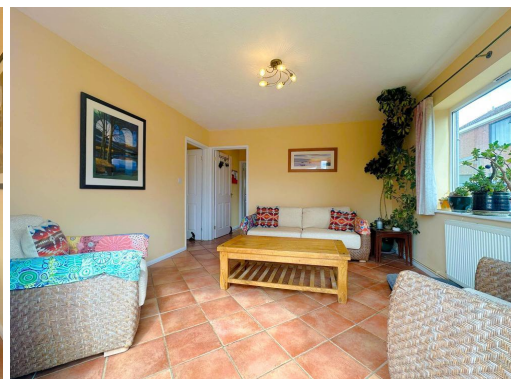
Just a short stroll away you'll find everyday essentials, from the local Tesco Express and friendly pub to well-regarded schools including Melksham Oak Secondary, (please take a look at 'Key Facts For Buyers for reports and much more) along with a village hall at the heart of the neighbourhood.

For a wider choice, Melksham town centre is less than two miles away, offering everything from leisure facilities, a swimming pool, gym and library, to a fantastic mix of shops, supermarkets, cafés and restaurants, as well as doctors and dental surgeries. It's a town that provides all the ingredients for both family life and relaxation.

Bowerhill also makes the perfect base for those needing to travel or commute. Direct bus routes to Devizes and Bath, plus Melksham train station with routes both north and south.

Excellent road connections link you easily with Devizes, Trowbridge and Chippenham, while Chippenham's mainline station provides a swift service to London Paddington.

The nearby M4 motorway (Junction 17) also brings



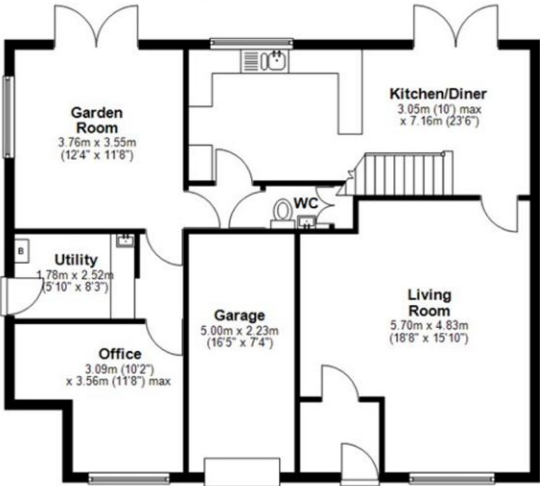
Bath, Bristol, Swindon and even London within easy reach; meaning whether it's work, leisure or weekends away, everything is perfectly accessible.

KEY FEATURES

- Five bedroom detached family home
- Close to amenities & Kennet & Avon Canal
- Master bedroom with en-suite bathroom
- Study/play room & Sunroom
- Plenty of potential subject to planning
- Desirable location
- Three reception rooms & downstairs WC
- Kitchen/dining room & separate utility
- Private, enclosed south-facing garden
- Garage with plenty of off road parking

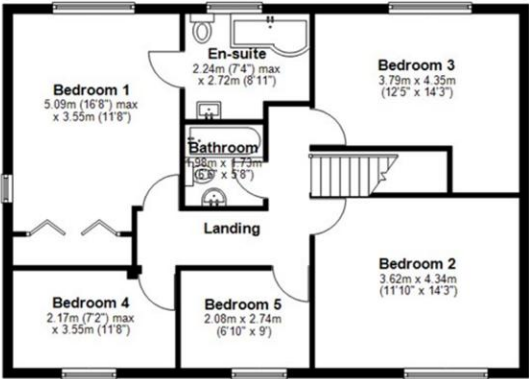


FLOOR PLAN



GROUND FLOOR

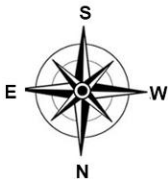
92.2 s.q. metres (1014.3 s.q. feet) Approx



FIRST FLOOR

81.3 .q. metres (874.8 s.q. feet) Approx

TOTAL FLOOR AREA : 175.5 sq. metres (1889.1 sq. feet) 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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ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 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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