



Extended & Spacious | Integral Garage & Parking | Four Bedrooms, Cloakroom | Sitting Room, Dining Room | Family Room Area | Lovely Fitted Kitchen | Family Bathroom & En-Suite | Gas Heating & Double Glazing | Enclosed Rear Garden |

Lock and Key independent estate agents are pleased to offer this attractive, extended and therefore spacious four bed detached property situated in a favoured cul-de-sac on Bowerhill and ideally placed for the Oak school and close to a host of local amenities including access to our cherished Kennet & Avon canal walks. The accommodation is arranged over two floors and comprises an entrance porch, entrance hall, cloakroom, sitting room, with double doors opening to a dining room and into a further family room area, a good size fitted kitchen on the ground floor. To the first floor are four bedrooms, an en-suite and a family bathroom. Externally there are front and enclosed rear gardens, an integral garage and useful driveway parking.

The property further benefits from gas heating and double glazing. To fully appreciate this family home a viewing is recommended.

**Situation:**

In a mature and established residential part of Bowerhill the property is considered to be conveniently placed to a range of local amenities which include a Tesco convenience stores, the Oak school and you can get access from Bowerhill to our cherished Kennet and Avon canal. There is a village hall with various facilities, primary school, public house and sports centre. Bus services connect with the town centre just over one mile away where further facilities include a public library and a swimming pool. For a further range of amenities the neighbouring towns include Devizes, Corsham, Calne, Trowbridge, Bradford on Avon and Chippenham with the latter having the benefit of mainline rail services. The city of Bath with its many facilities lies



some twelve miles away whilst access to the M4 at junction 17 lies three miles north of Chippenham.

**Accommodation:**

Double glazed front door opening to:

**Entrance Hall:**

Obscure double glazed window to front, stairs to first floor, radiator.

**Cloakroom:**

Low level W.C, wall mounted wash hand basin with tiled splash backs, extractor, radiator.

**Sitting Room:** 14'05" x 11'07" max

Double glazed window to front, radiator, double doors opening to:

**Dining Room:** 9'08" x 8'07"

Door opening back to hall way, radiator, opening to:

**Family Area:** 8'06" x 7'05"

Double glazed patio doors opening onto the rear garden, radiator.

**Fitted Kitchen:** 17'02" x 7'05"

A range of fitted wall and base units and drawers with work surface over, one and a half bowl sink inset with mixer tap and tiled splash backs, inset gas hob with extractor hood above, built-in oven, matching full length built-in storage cupboard, space and plumbing for automatic washing machine, double glazed window and door opening to the rear garden.

**First Floor Landing:**

Access to loft space, built-in storage cupboard, doors to all rooms.

**Bedroom One:** 14'08" x 11'10" nar to 8'04"

Double glazed window to front, radiator, wardrobe, door to:

**En-Suite:**

Obscure double glazed window. A suite comprising a tiled shower cubicle, pedestal wash hand basin, low level W.C, radiator, extractor.

**Bedroom Two:** 10'02" x 9'06" to frt w/robe

Double glazed window to rear, wardrobe, radiator.

**Bedroom Three:** 9'11" x 8'0"

Double glazed window to front, built-in storage cupboard, radiator.

**Bedroom Four:** 8'08" x 7'07"

Double glazed window to rear, radiator.

**Family Bathroom:**

Obscure double glazed window. A suite comprising a panelled bath with a shower over, low level W.C, wash hand basin with cupboard below, tiled surrounds, radiator.

**Externally:**

The front garden is laid to lawn with a driveway providing off road parking leading to a garage.

**Garage:**

With an up and over door, power and light.

**Rear Garden:**

The enclosed rear garden is tiered and laid mainly to decorative shingle for ease of maintenance, raised flower and shrub bed, steps up to a raised seating

area, paved patio, outside tap, gated side access.

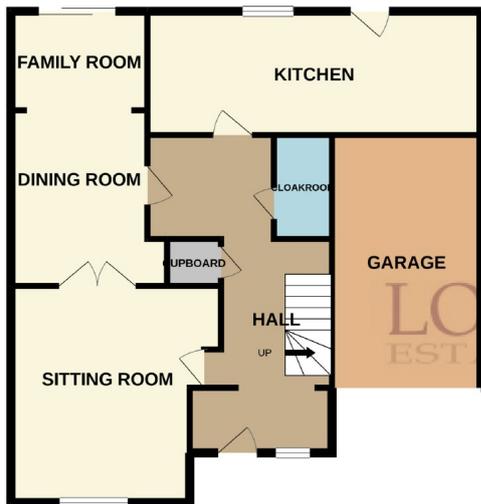
**Directions:**

From our office, turn right into the High Street, continue to the roundabout and bear left into Spa road. Continue to the end of the road and at the roundabout turn left signposted to Devizes. At the next roundabout turn right into Falcon Way and take the third turning on your left into Magister Road and bear right in to Valencia Court and continue to the end of where the property can be found on the right hand side.

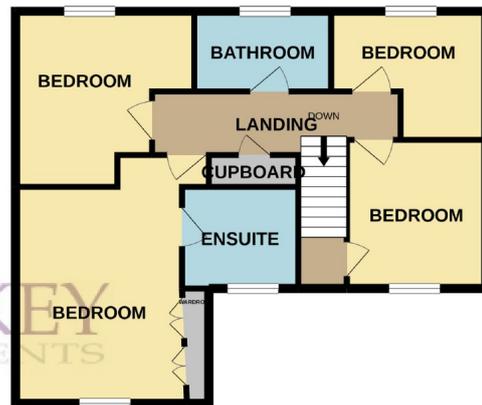
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**Price: £325000**

GROUND FLOOR



1ST FLOOR



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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