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**LOCK & KEY**  
*Estate Agents*



## 18 Mallard Close

Bowerhill, Melksham, SN12 6TQ

Lock and Key independent estate agents are pleased to offer this opportunity to acquire this impressive four bed detached property which also includes an attached one double bed annex. Situated tucked away in a cul-de-sac on the favoured older part of Bowerhill and convenient to amenities, schools and our cherished Kennet & Avon canal walks in the very fringe. The main house comprises an entrance hall, cloakroom, fitted kitchen, side conservatory/utility, and a good size dual aspect living room. On the first floor are four bedrooms and a family shower room. There is an internal door to the annex and external door, and is nearly 600 sq ft. It has a long hallway, double bedroom, its own independent heating system and electrics, shower room, kitchen and light & airy living room. Its perfect for creating the environment for a private rental (valued at £700pcm including bills), elderly relatives or older children back from university.

Externally there is ample parking at the front, large double garage – with electric car charging hook-up

and lovely south westerly enclosed rear garden, with seating areas, two useful sheds with power, a generous patio area positioned behind the house along with raised decking, ideal for sunworshippers or alfresco dining, raised garden pond, colourful flower border and lawn area. Viewing is strongly recommended.

**£450,000**

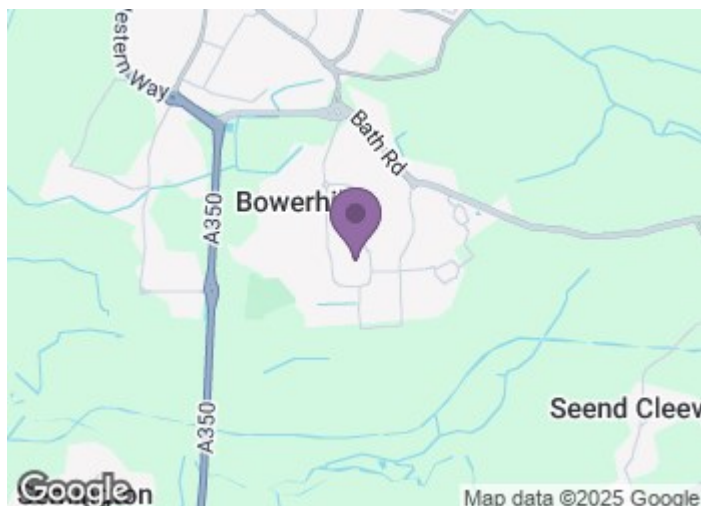
# 18 Mallard Close

Bowerhill, Melksham, SN12 6TQ



- Impressive Detached Family home
- Ample Parking For Vehicles
- Gated Driveway & Cul-De-Sac
- Viewing Strongly Recommended
- Spacious One Bed Annex With Earning Potential
- Four Bedrooms In Main House
- Convenient To Amenities
- Detached Double Garage
- Lovely Enclosed South West Rear Garden
- Workshop With Power

## Situation



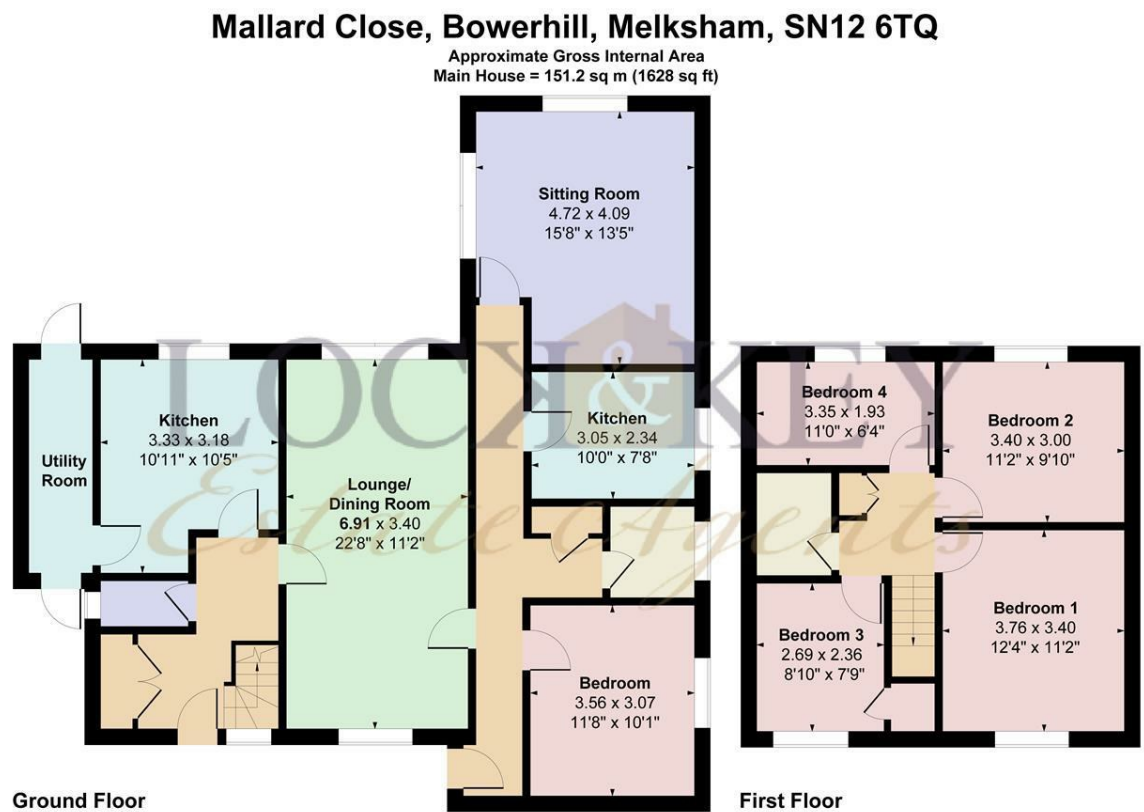
## Directions







Floor Plan



© Meyer Energy 2025. Drawn to RICS guidelines. Not drawn to scale.  
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
All measurements and areas are approximate and should not be relied on as a statement of fact.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		