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LOCK & KEY
Estate Agents



8 Sunderland Close Bowerhill, Melksham, SN12 6TZ

Lock and Key independent estate agents are pleased to offer this immaculate, modernised two double bedroom bungalow situated in a lovely, favoured and sought after pocket of Bowerhill — bungalows in this location rarely come up for sale, making this a genuinely rare opportunity. The property has been thoughtfully updated by the current owners, benefiting from new windows and a smart composite front door throughout, along with a superb extension to the rear which has opened up the living space and includes underfloor heating, adding a real touch of comfort and quality. The accommodation comprises an entrance hall, living room and kitchen, leading through into the rear extension — a fantastic space ideal for everyday living and entertaining. There are two generous double bedrooms and a family bathroom, completing the internal accommodation.

Externally the property benefits from a garage which usefully includes power, useful personal door from the garden, offering excellent flexibility for hobbies, storage or a workshop. The garden itself is a real feature — beautifully presented, with a pagoda providing a lovely spot to sit out and enjoy the space. Viewing is highly recommended to appreciate the quality of the finish throughout.

£295,000

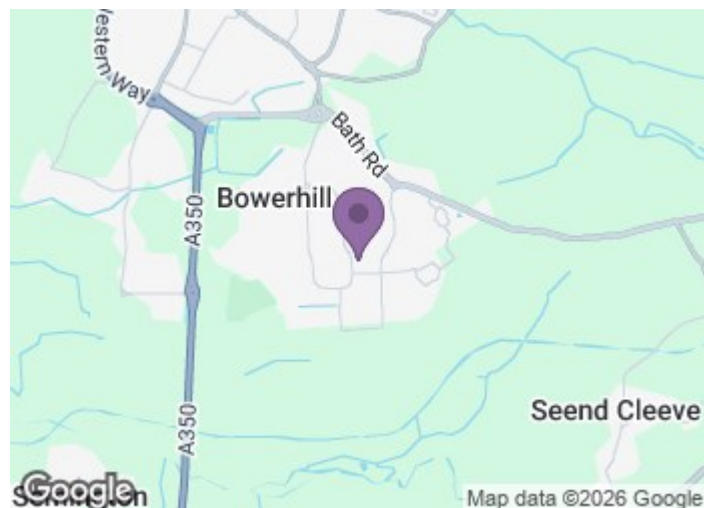
8 Sunderland Close

Bowerhill, Melksham, SN12 6TZ



- Immaculate, & Stunning Throughout
- New Windows & Composite Front Door
- Garage With Power Access From Garden
- Conveient To Schools & To Canal Walks On Fringe
- Two Double Bed End Terraced Bungalow
- Superb Rear Extension With Underfloor Heating
- Lovely Rear Garden
- Bungalows Rarely Available In This Area
- Two King Size Bedrooms
- Pagoda Seating Area

Situation



Directions





Floor Plan

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC