



## 11 Osprey Close

Bowerhill, Melksham, SN12 6XY

Lock and Key independent estate agents are pleased to offer this attractive four bed detached property built by Heron Homes in 1987 to their Ambassador design and situated in a cul-de-sac on the highly favoured older part of Bowerhill. Offering good catchments to the Oak and Bowerhill primary school and a host of other amenities including access to our cherished Kennet and Avon canal walks on the very fringe. The accommodation is based on two floors and comprises an entrance hall, cloakroom, a fitted kitchen, a bay living room and a dining room. To the first floor are four bedrooms and a family bathroom. Externally there is a lovely enclosed rear garden that benefits from a good degree of privacy, front garden, parking and a garage. Potential to extended at rear or open out internally - (subject to planning permissions being granted). The property benefits from gas heating and double glazing. Viewing is strongly recommended.

**£395,000**

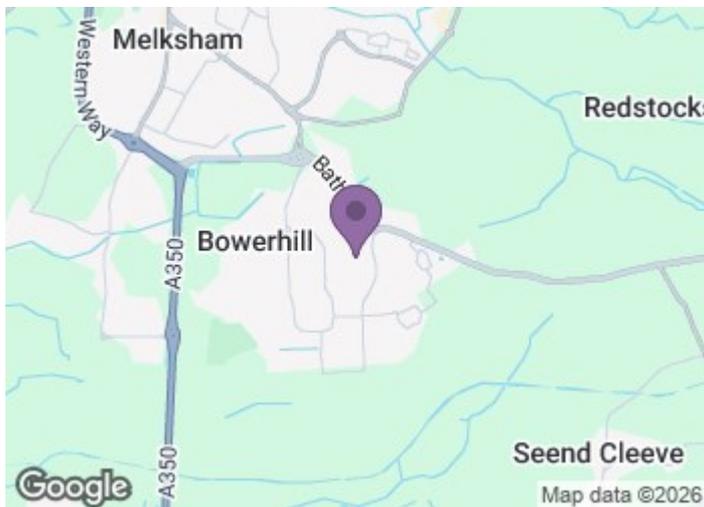
# 11 Osprey Close

Bowerhill, Melksham, SN12 6XY



- Attractive, Detached Family Home
- Highly Favoured Cul-De-Sac
- Convenient To Amenities, Schools & Canal Walks On Fringe
- Four Bedrooms & Bathroom
- Ent Hall, Cloakroom
- Bay Living Room & Dining Room
- Fitted Kitchen, Potential To Extend
- Double Glazing & Gas Heating
- Front & Rear Enclosed Gardens
- Ample Parking & Garage

## Situation



## Directions



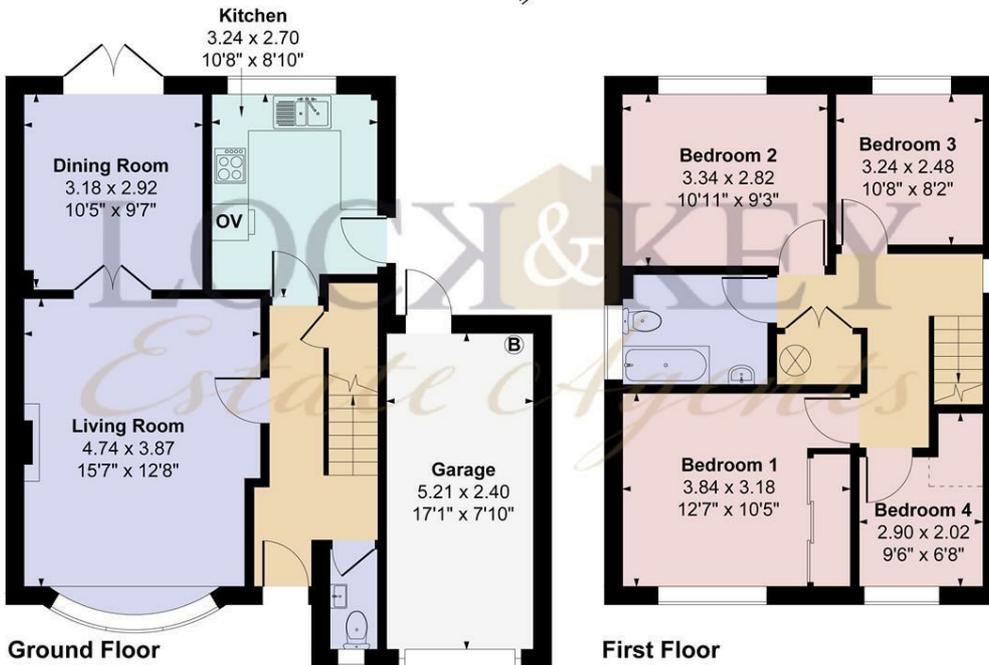
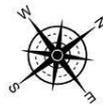
Tel: 01225 707342

Email: [info@homesinmelksham.co.uk](mailto:info@homesinmelksham.co.uk)  
[www.homesinmelksham.co.uk](http://www.homesinmelksham.co.uk)

## Floor Plan

### Osprey Close, Bowerhill, Melksham, SN12 6XY

Approximate Gross Internal Area  
 Total = 108 sq m (1171 sq ft)  
 Main House = 96 sq m (1037 sq ft)  
 Garage = 12 sq m (134 sq ft)



© Meyer Energy 2026. 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 firm's 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			
		70	81
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	