

**TOWN & COUNTRY**  
ESTATES



**Park Road, Bowerhill, Melksham, Wiltshire SN12 6WG**

**Offers Over £450,000**

## LOCATION

Bowerhill is a sought after and favoured location on the edge of Melksham, close to local amenities, Primary & Secondary Schools, bus routes, parks for the community and the famous Kennet & Avon Canal. Melksham town centre is approximately one mile way and offers further amenities such as Waitrose, Sainsbury's, Asda, Lidl and Aldi as well as excellent independent local shopping, post office, public library, fitness centre, swimming pool and further health centre and health services.

## DESCRIPTION

**NO ONWARD CHAIN** - A substantial, much improved and modern five-bedroom detached family home, enjoying a sought after position, on the edge of the very popular Bowerhill - close to picturesque walks along the Kennet & Avon Canal, Tesco Express and Primary and Secondary Schools.

Arranged over three stories, this exceptionally well-presented residence offers spacious and flexible living accommodation throughout.

The ground floor comprises a welcoming entrance hall leading to the fantastic kitchen/breakfast room, dining room, office, cloakroom toilet and stairs to the first floor, where you will find a large dual aspect living room, bedroom and Jack and Jill shower room.

The master bedroom with stylish ensuite, two further bedrooms and family bathroom occupy the second floor.

Further benefits include uPVC double glazing, a landscaped enclosed rear garden, garage, driveway parking, EV charging points and an 'A rated' EPC (energy performance certificate) - contributed to by the owned solar panels, 300 litre pressurised hot water cylinder with iBoost and a newly fitted air source heat pump.

## ENTRANCE HALL

A composite door opens to the large and welcoming entrance hall. You will find stairs to the first floor landing, a radiator, wood effect flooring and doors to cloakroom toilet, kitchen/breakfast room, dining room and study.

## KITCHEN/BREAKFAST ROOM

20'4" x 10'9" max

The fantastic, triple aspect kitchen/breakfast room is the real hub of this family home. There are uPVC double glazed windows to the front, side and rear, a range of matching base, wall and drawer units with Quartz worksurfaces, a large central island with integrated wine cooler, inset 5 burner gas hob with extractor over, additional storage and an LED lighting strip, a high level built in 'slide and hide' oven, high level built in microwave oven and high level built in warming drawer, integrated full length fridge, integrated full length freezer, integrated dishwasher, 1 1/2 bowl inset sink with chrome mixer tap and chilled filtered water tap, inset ceiling spotlights, under cabinet lighting, radiator, wood effect flooring and an opening to the utility room.

## UTILITY ROOM

This useful utility room has a uPVC double glazed door to the rear garden, matching base and wall units, inset sink with mixer tap, radiator, wood effect flooring and a door to large understairs cupboard.

## DINING ROOM

11'1" x 9'10"

The formal dining room has uPVC double glazed French doors opening to the garden, two radiators and wood effect flooring.

## STUDY

10'2" max x 8'10" max

This second versatile ground floor reception room is currently used as a home office and has uPVC double glazed windows to the front and side, a radiator and wood effect flooring.

## CLOAKROOM

With a dual flush WC, pedestal sink and a chrome heated towel rail.

## FIRST FLOOR LANDING

uPVC doubled glazed windows to the front and rear flood the first floor landing with lots of natural light. There is a space ideal for a reading area, a radiator and doors to the large living room, bedroom two, Jack and Jill shower room and airing cupboard.

## LIVING ROOM

20'4" x 11'1"

The dual aspect first floor living room has uPVC double glazed windows to the front and rear, a decorative fireplace with electric fire, two radiators, TV point and wiring for a surround sound speaker system with high level power for a wall mounted TV.

## BEDROOM TWO

12'9" x 10'9"

The large second bedroom has a uPVC double glazed window to the front, built in double wardrobe, radiator and door to the Jack and Jill shower room.



### JACK AND JILL SHOWER ROOM

Accessed from both the first floor landing and bedroom two, this immaculate shower room has a uPVC double glazed obscure window to the rear, pedestal basin with chrome tap, dual flush WC, large shower cubicle with mains shower, attractive tiled splashbacks, chrome heated towel rail, inset ceiling spotlights and an extractor fan.

### SECOND FLOOR LANDING

There is a uPVC double glazed window to the rear, access to boarded loft space with ladder and light, a radiator and doors to the master bedroom, bedrooms three, bedroom four, bedroom five and the family bathroom.

### MASTER BEDROOM

11'9" x 11'1"

The master bedroom has a uPVC double glazed window to the front, built-in double wardrobe, air conditioning unit, radiator, wood effect flooring and a door to the en-suite.

### ENSUITE

The modern ensuite has an obscure uPVC double glazed window to the side, a shower cubicle with mains shower and decorative niche with feature light, vanity unit with storage inset basin and chrome mixer tap, inset dual flush WC, chrome mixer tap, attractive tiled splash backs, inset ceiling spotlights and an extractor fan.

### BEDROOM THREE

11'1" x 9'6"

There is a uPVC double glazed window to the rear, air conditioning unit, radiator and wood effect flooring.

### BEDROOM FOUR

10'5" x 7'10"

The fourth double bedroom has a uPVC double glazed window to the front, air conditioning unit and a radiator.

### BEDROOM FIVE

10'2" x 7'2"

Currently used as a dressing room, the fifth bedroom has a uPVC double glazed window to the front and a radiator.

### FAMILY BATHROOM

The second floor family bathroom has an obscure uPVC double glazed window to the rear, a panelled bath with chrome mixer tap and hand shower attachment, pedestal sink with chrome mixer tap, dual flush WC, tiled splash backs with decorative border, inset ceiling spotlights, inset ceiling feature lighting and an extractor fan.

### EXTERIOR

#### FRONT

The front of the property is set back from the road with a decorative slate border, raised plants, path to the front door with outside light and storm porch over. To the side, a drive provides off road parking for two cars, with two EV chargers (a 7kw Smart Pro and 2.2kw charger), access to the garage, gate to the rear garden and outside light.

#### REAR GARDEN

The gorgeous landscaped rear garden is enclosed to all boundaries and has a paved patio with overhead festoon lights ideal for entertaining, lawn with attractive mature planted borders, wooden shed, external feature lighting and floodlight, tap, power socket and a paved path leading to the side door to the garage.

#### GARAGE

With up and over door to the front, storage in the eaves, power, light and a door to the garden.

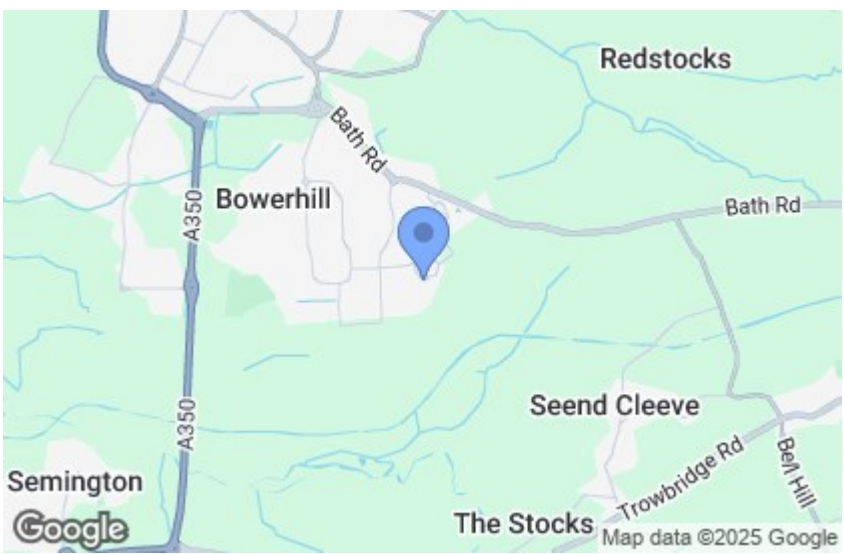
### ADDITIONAL INFORMATION

Council Tax Band - F

This extremely energy efficient house has an EPC (Energy Performance Certificate) rating of A!

The owned solar panel system has an iBoost immersion controller, which uses excess generated electricity to heat hot water in the new (fitted September 2025) 300 litre pressurised cylinder.

An Air Source Heat Pump has recently been fitted, along with new upgraded radiators throughout the home.



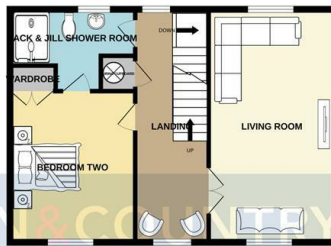




GROUND FLOOR



1ST FLOOR



2ND 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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GROUND FLOOR  
723 sq. ft. (67.2 sq. m.) approx.



1ST FLOOR  
572 sq. ft. (53.1 sq. m.) approx.



2ND FLOOR  
570 sq. ft. (52.9 sq. m.) approx.



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