

**TOWN & COUNTRY**  
ESTATES



**Maitland Place, Melksham, SN12 6XG**

**Offers In Excess Of £300,000**

## LOCATION

Bowerhill is a sought after and favored 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 center 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 center, swimming pool and further health center and health services.

## DESCRIPTION

An immaculate & spacious three bedroom home, tucked away in a small modern cul-de-sac on the ever popular Bowerhill - close to Primary & Secondary Schools, local amenities & picturesque walks along the Kennet & Avon canal.

Built in 2022 this stylish property boasts a sleek contemporary kitchen with integrated appliances, living room, downstairs toilet, master bedroom with ensuite and built in wardrobe, a second double bedroom, good size single bedroom and family bathroom.

Further benefits include gas central heating, uPVC double glazing, an enclosed rear garden, two parking spaces, B rated energy assessment and NHBC insurance in place until 2032.

## ENTRANCE HALL

You will enter the property through a composite, obscured glazed door into the entrance hall. In the entrance hall there is a storage cupboard, stairs to the first floor and door to living room.

## LIVING ROOM

13'11" max x 12'7"

In the living room there is a UPVC double glazed window to the front, radiator and door to the kitchen/diner.

## KITCHEN/DINING ROOM

9'6" x 15'7"

In the kitchen/diner there is a radiator, UPVC French doors to the rear garden, UPVC double glazed window, a matching range of high gloss wall base and draw units with laminate worktops, built in fridge/freezer, built in dishwasher, built in double electric oven, inset electric hob with extractor over and inset stainless steel sink. Additionally there are doors to a large understairs storage cupboard and door to downstairs cloakroom.

## CLOAKROOM

The downstairs cloakroom has a radiator, extractor, pedestal wash hand basin and a close coupled W.C.

## FIRST FLOOR LANDING

On the first floor landing there is a radiator, UPVC double glazed window, hatch to loft space, doors to all three bedrooms and family bathroom.



## BEDROOM ONE

12'1" x 11'1" max

Bedroom One has a large UPVC double glazed window to the front, radiator, built in wardrobes and Ensuite.

## ENSUITE

In the Ensuite there is an obscured UPVC double glazed window, Chrome heated towel rail, extractor, pedestal wash hand basin, close coupled W.C and an enclosed mains fed shower.

## BEDROOM TWO

10'7" x 8'7"

Bedroom two has a radiator and an obscured UPVC double glazed window to the rear.

## BEDROOM THREE

6'7" x 11'1" max

Bedroom three has a radiator and an obscured UPVC double glazed window to the rear.

## BATHROOM

The bathroom has a radiator, extractor, pedestal wash hand basin, close coupled W.C and paneled bath with shower mixer tap.

## EXTERIOR

### FRONT

To the front of the property there is driveway parking for two cars.

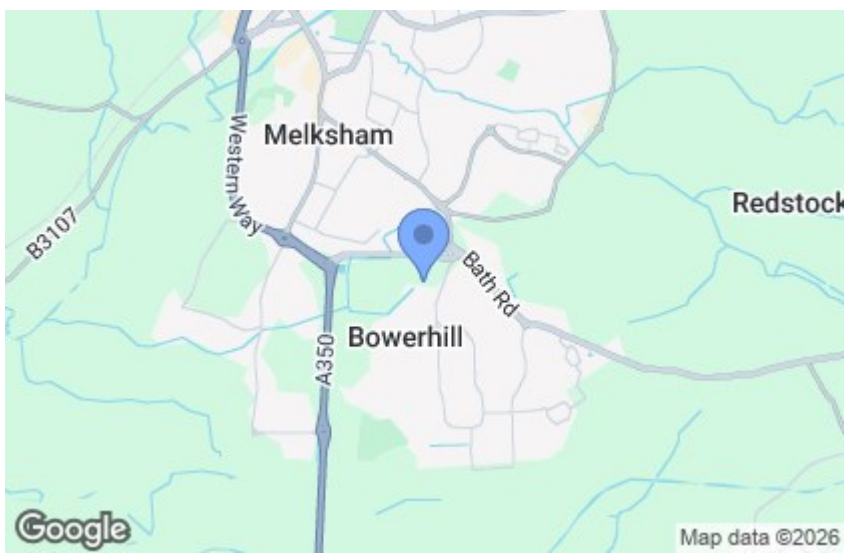
### REAR GARDEN

The enclosed rear garden has a patio area, path leading to storage shed, lawn and gated side access.

## ADDITIONAL INFORMATION

Council tax band C

Annual service charge of £150 per year.



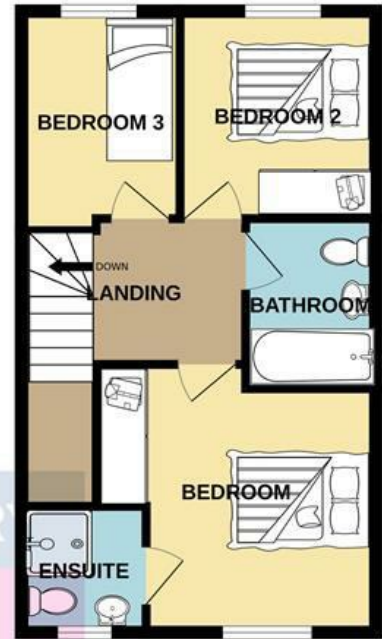




GROUND FLOOR



1ST FLOOR



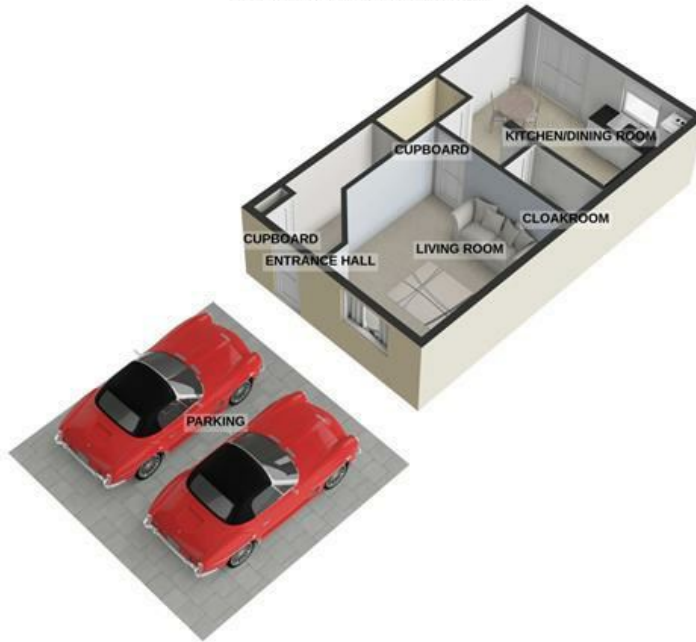
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SALES & MORTGAGES & LETTINGS



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  
416 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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