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**LOCK & KEY**  
town and village living



Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance only and should be used in conjunction with the property particulars. The property is shown for information only and is not intended to be a contract. As to that, responsibility is accepted by the agent.

## Mallard Close £340,000

- Detached & Spacious
- Double Garage & Ample Parking
- Four Double Bedrooms
- Sitting Room, Conservatory
- Kitchen, Utility, Dining Room
- Cloakroom, Bathroom & En-Suite
- Double Glazing & Gas Heating
- Favoured Cul-De-Sac
- Older Part Of Bowerhill
- Access To Schools

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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 a representation or warranty in respect of the property. Floor plan measurements and distances are approximate only and should not be relied upon. We have not carried out a detailed survey nor tested the services, appliances or specific fittings.

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Mallard Close

Bowerhill SN12 6TQ

Lock and Key independent estate agents are pleased to offer this extended and therefore spacious four bed detached property situated in a cul de sac on the favoured older part of Bowerhill. Ideally placed for the primary and secondary schools and a host of other amenities including access to our cherished Kennet & Avon canal links on the fringe. The accommodation is arranged over two floors and comprises an entrance hall, cloakroom, a good size sitting room which opens to a conservatory, a fitted kitchen, utility, dining room and a family room on the ground floor. To the first floor are four double bedrooms with the master benefiting from an en-suite and a family bathroom. Externally there are front and rear gardens, ample driveway parking leading to a double garage. The property further benefits from double glazing and gas heating. Viewing is strongly recommended.

**Situation**

Within this favoured and established residential area of Bowerhill, the property is considered to lie close to a range of local amenities within Bowerhill which include aTesco convenience stores, village hall with various facilities, primary school, public house and sports centre, whilst bus services connect with the town centre just over one mile away where further facilities include a public library and swimming pool. For a further range of amenities the neighbouring towns include Devizes, Corsham, Calne, Trowbridge, Bradford on Avon and Chippenham with the latter having the benefit of main line rail services. The city of Bath with its many facilities lies some twelve miles away whilst access to the M4 at junction 17 lies three miles north of Chippenham.

**Accommodation**

Double glazed front door opening to:

**Entrance Hall**

Stairs to first floor with under stairs cupboard below.

**Cloakroom**

Obscure double glazed window. Low level W/C, wall mounted wash hand basin with tiled splash backs, wall mounted boiler.

**Study**  
**2.57m x 2.01m (8'05" x 6'07")**

Double glazed window, radiator.

**Kitchen**  
**3.91m x 2.95m (12'10" x 9'08")**

Double glazed window. A range of wall and base units and drawers with work surface over, stainless steel sink inset with mixer tap and tiled splash backs, inset gas hob with extractor hood above, built-in oven and microwave, space and plumbing for dishwasher, radiator, half glazed door to:

**Dining Room**  
**3.56m x 2.29m (11'08" x 7'06")**

Double glazed patio doors opening onto the rear garden, radiator, archway to:

**Utility**  
**2.29m x 1.50m (7'06" x 4'11")**

Double glazed window, work surface with space and plumbing for automatic washing machine and space for tumble dryer, wall mounted cupboard.

**Sitting Room**  
**38.35m x 3.89m (1510" x 12'09")**

Fire surround with gas coal effect fire inset, television point, two radiators, double door opening to family room and a further opening to:

**Conservatory**  
**5.61m max x 3.28m max (18'05" max x 10'09" max)**

Double glazed conservatory with double doors opening onto the rear garden, two radiators.

**Family Room**  
**3.89m x 2.97m (12'09" x 9'09")**

Double glazed window, radiator.

**First Floor Landing**

Double glazed window, built-in storage cupboard, access to loft space, radiator, doors to all rooms.

**Bedroom One**  
**3.91m x 2.95m (12'10" x 9'08")**

Double glazed window, built-in wardrobe, television point, radiator, door to:

**En-Suite**

Obscure double glazed window. Comprising a vanity wash hand basin set within a tiled surround and a cupboard below, low level W.C, a tiled shower cubicle, radiator, recessed spot lights.

**Bedroom Two**  
**3.89m x 2.95m (12'09" x 9'08")**

Double glazed window, radiator.

**Bedroom Three**  
**3.89m x 2.41m +door recess (12'09" x 7'11" + door recess)**

Double glazed window, radiator.

**Bedroom Four**  
**2.87m x 2.26m (9'05" x 7'05")**

Double glazed window, radiator.

**Family Bathroom**

Obscure double glazed window. Suite comprising a panelled bath with tiled surround, low level W.C, with an integrated cistern, mounted wash hand basin with a cupboard below, built-in airing cupboard, radiator.

**Externally & Parking**

The front garden is enclosed by brick walling with an opening leading to a shingle driveway providing ample parking leading to a double garage, ornamental fish pond, shrub borders.

**Double Garage**

With up and over door, power and light, personal door to garden.

**Rear Garden**

The enclosed rear garden is of a good size and benefits from a good degree of privacy, laid to decking and shingle areas providing a low maintenance garden, raised flower bed and a covered paved area.

**Directions**

From the agents office proceed to the High Street and turn right, continue to the roundabout and bear left into Spa Road, proceed across the two mini roundabouts and continue to the main roundabout and take the second exit signposted Bowerhill. At the next roundabout turn left into Halifax road and take the sixth turning on the right into Mallards Close where the property can be found towards the end of the cul-de-sac on the left hand side identifiable by our for sale board.

**Directions**

From the agents office proceed to the High Street and turn right, continue to the roundabout and bear left into Spa Road, proceed across the two mini roundabouts and continue to the main roundabout and take the second exit signposted Bowerhill. At the next roundabout turn left into Halifax road and continue along past the primary school take the fifth turning on the right into Herons Court where the property can be found towards the end of the cul-de-sac on the right hand side identifiable by our

for sale board.