



Wrights
Residential

Wrights
01225 755553

Valiant Close, Bowerhill, Melksham, Wiltshire, SN12 6SW

£750,000

This exceptional four bedroom detached property with self contained one bedroom Annexe is situated on a small cul-de-sac within the popular Bowerhill area of Melksham. Features include a spacious open plan kitchen/diner and family room, a generous lounge, garden room, utility room with large pantry, downstairs cloakroom, four double bedrooms and en-suite to the master bedroom.

Externally, the property offers a large driveway, detached garage/studio and a beautiful walled garden to the rear.

The self contained one bedroom Annexe provides spacious accommodation with a conservatory and its own garden, ideal for a family member or offering excellent rental potential.



Exceptional four bedroom detached property

Self contained Annexe with conservatory

Spacious open plan kitchen/diner and family room

Garden room

Situation

The property is situated on a small cul-de-sac within the popular Bowerhill area of Melksham, close to local amenities including a Tesco Express convenience store, a public house, Bowerhill primary school and Melksham Oak Community secondary school. Melksham town centre offers good shopping and leisure facilities including various shops and supermarkets, a fitness centre/swimming pool, library, cafes, restaurants and banks.

Neighbouring towns include Devizes, Corsham, Calne, Trowbridge, Bradford-on-Avon and Chippenham. The World Heritage City of Bath is also just 14 miles away, famed for its shopping, period buildings and many places of cultural interest.

Utility room with large pantry

Downstairs cloakroom

Four double bedrooms

En-suite to the master bedroom

Generous walled rear garden

Detached garage/studio and large block paved driveway



The property comprises

Ground Floor

Entrance Porch

With composite front door and PVCu double glazed doors to the Annexe and the Hallway.

Hallway

With tiled flooring, radiator, large storage cupboard with PVCu double glazed window to the side (currently used as a small study space), stairs to the first floor and storage cupboard under.

Cloakroom

With tiled flooring, white suite comprising close coupled W.C and hand basin with vanity unit and obscured PVCu double glazed window to the side.

Lounge 13' 0" x 18' 9" (3.96m x 5.71m)

With radiator and PVCu double glazed window to the side.

Kitchen/Diner 23' 10" x 11' 5" (7.27m x 3.49m)

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, breakfast bar, range cooker with extractor hood over, integrated dishwasher, space for fridge/freezer, inset ceramic sink unit, radiator and inset ceiling spot lights. Open plan into...

Family Room 11' 4" x 10' 0" (3.46m x 3.05m)

With wood flooring, radiator and PVCu double glazed window to the rear.

Garden Room 12' 0" x 9' 9" (3.66m x 2.96m)

With tiled flooring, radiator, PVCu double glazed windows to the side and rear, skylight window and PVCu french doors opening onto the rear garden.

Rear Hall

With tiled floor and large walk-in pantry.

Utility room 7' 9" x 9' 7" (2.35m x 2.93m) max

With tiled flooring, base unit with sink/drainer, space for washing machine and tumble drier, window to the side and PVCu back door.

First Floor

Landing

With radiator and PVCu double glazed window to the side.

Bedroom 1 11' 11" x 15' 1" (3.62m x 4.60m)

With radiator and PVCu double glazed window to the side.

En-suite

With tiled flooring and splash backs, white suite comprising shower enclosure with mains shower, close coupled W.C and pedestal hand basin, heated towel rail and obscured PVCu double glazed window to the rear.

Bedroom 2 9' 9" x 13' 5" (2.97m x 4.09m)

With radiator, built in wardrobe and PVCu double glazed window to the side.

Bedroom 3 12' 3" x 9' 10" (3.74m x 2.99m)

With radiator, built in wardrobe and PVCu double glazed window to the side.

Bedroom 4 9' 9" x 11' 7" (2.98m x 3.52m)

With radiator, built in wardrobe and PVCu double glazed window to the rear.

Bathroom 7' 10" x 8' 4" (2.38m x 2.55m)

With fully tiled flooring and walls, white suite comprising bath with mains shower over, close coupled W.C and pedestal hand basin, heated towel rail, inset ceiling spotlights and obscured PVCu double glazed window to the rear.

The Annexe**Entrance Hall**

With wood laminate flooring and radiator.

Store Room 6' 7" x 6' 4" (2.00m x 1.94m)

With PVCu double glazed window to the rear and PVCu french doors to the garden.

Lounge/Diner 12' 2" x 14' 8" (3.71m x 4.47m)

With wood laminate flooring, and PVCu french doors to the Conservatory. Open plan into Kitchen area.

Kitchen 5' 7" x 8' 9" (1.71m x 2.66m)

With wood laminate flooring, a range of base units, worktops with tiled splash backs, sink/drainer unit, space for under counter fridge and washing machine and PVCu double glazed window to the side.

Conservatory 11' 1" x 7' 3" (3.39m x 2.20m)

Of PVCu construction with tiled flooring, radiator and PVCu french doors opening onto the garden.

Bedroom 12' 4" x 9' 11" (3.77m x 3.03m)

With wood laminate flooring, radiator and PVCu double glazed window to the side.

Shower Room

With tiled flooring, white suite comprising quadrant shower enclosure with mains shower, close coupled W.C and pedestal hand basin, heated towel rail and obscured PVCu double glazed window to the side.

Externally**To the front**

A large block paved driveway provides off road parking for several vehicles. Gated access to the garden from both sides of the property.

Detached Garage/Studio

With wood laminate flooring, power, light, PVCu double glazed window to the rear and PVCu door to the side. Additional storage area to the front with up and over door.

To the rear

The generous walled garden offers a spacious and tranquil space to be enjoyed by the new owner. The garden is mainly laid to lawn with a range of mature shrubs and trees, an inground trampoline and patio seating area. A side path leads to the garage and gated access to the front. The Annexe has its own separate garden with an additional patio seating area and path providing gated access to the front of the property.

Council tax

The property is currently in council tax band E and the annexe is in council tax band A.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH

GEM MORTGAGES

Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk

CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553

EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH

GEM MORTGAGES

Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk

CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

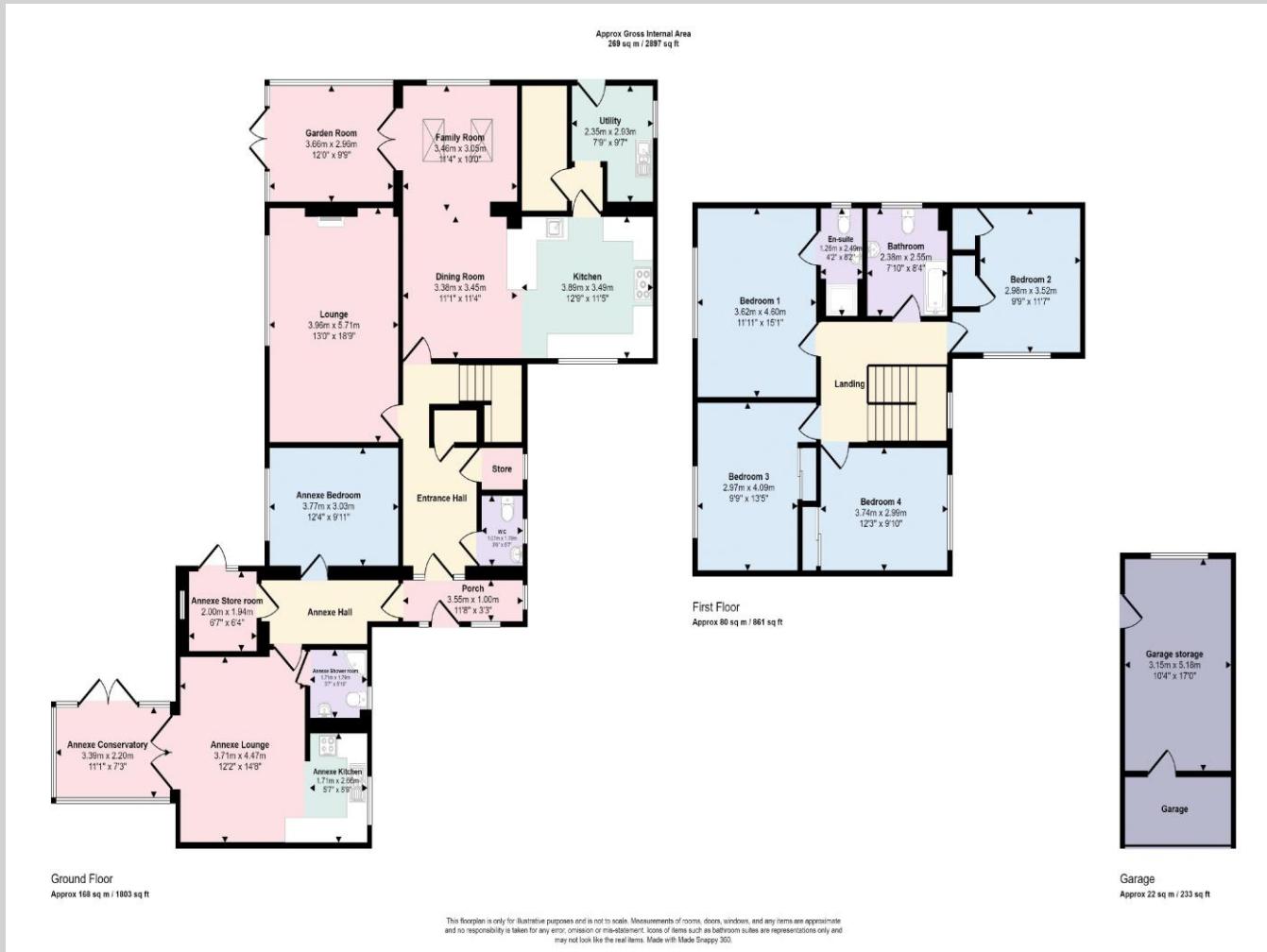
01225 755553

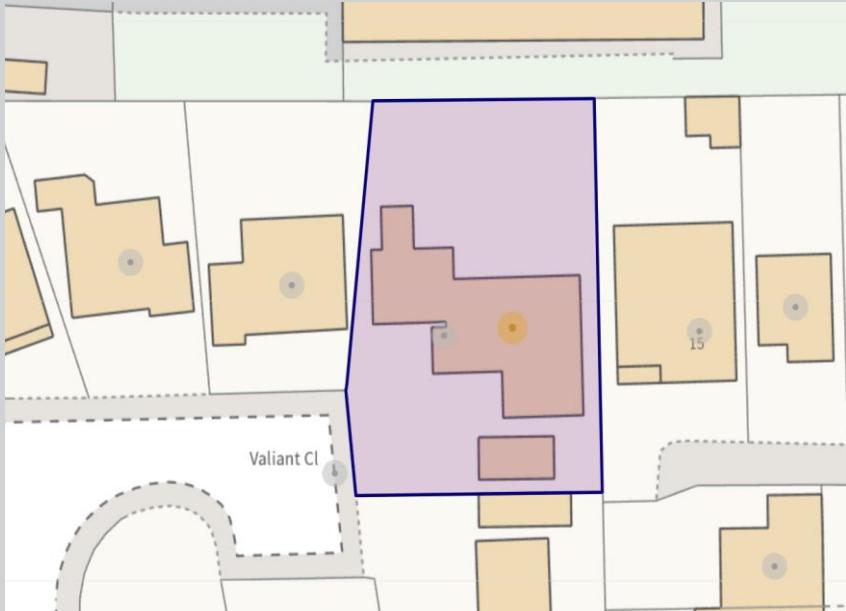


Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553





intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only

The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included

Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations:

Disclaimer

24 Fore Street, Trowbridge, Wiltshire, BA14 8ER
www.wrightresidential.co.uk
info@wrightresidential.co.uk
01225 755553

The logo for Wright Residential. The word "Wright" is written in a bold, black, sans-serif font, with a small registered trademark symbol (®) to the top right of the "t". Below "Wright", the word "Residential" is written in a smaller, black, sans-serif font, with a small trademark symbol (™) to the top right of the "s".