



118, White Lion Park, Malmesbury

Price Guide £415,000

An extended and fully refurbished family home (1159 sq ft), with good size garden.

3 bedrooms, family bathroom. Hall, large sitting room, kitchen/breakfast room, home office/studio, utility, cloakroom. Carport, garage and parking.



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The Property

This detached house was built approximately 50 years ago and has since been extended to the rear. UPVC windows with double glazed units are fitted throughout. The oil fired boiler has been replaced with a gas fired combination boiler, providing central heating and hot water. The current owners have refurbished the property to a high standard throughout. The kitchen has been refitted with granite work surfaces and integrated appliances. The bathroom and cloakroom have also been upgraded with quality sanitary ware. There is a carport, a garage and parking in front of the property. The good size garden is enclosed and nicely landscaped.

The Accommodation

The front door opens into the hall with stairs to first floor and cloakroom to the right. Straight ahead a door leads to the large sitting room with multi fuel burner and French doors to the garden. The kitchen, again a good size, has been beautifully refitted with white gloss units, granite worktops and integrated appliances. A door to the rear leads to the utility room with further units, matching to kitchen, plumbing for washing machine, venting for tumble drier and under counter space for freezer. Here there is a back door to the garden and door to the car port and garage. To the rear of the garage, and accessed from the garden, is the home office/studio with power and light and windows overlooking the garden. Upstairs there are two double bedrooms, both with built-in wardrobes, a further single

bedroom and the family bathroom with shower over the bath.

Outside

There are two off road parking spaces to the front of the property, a carport and a garage to the side. Gated side access leads to the enclosed rear garden which is chiefly lawned with paved terrace/seating areas, shrub borders and mature specimen tree. There are 2 outside taps, power and lighting.

Garage

16'1" x 8'0" (4.92 x 2.46)

Single up and over door, power and light, glazed door to garden.

General

All mains connected. The gas boiler in the attic supplies central heating and hot water. Council Tax Band D - £2,399.42 payable for 2024/25. EPC rating Band C - 70.

Directions to SN16 0QR

At the top of Malmesbury High Street bear left and continue past the Abbey to the Triangle. Here turn right and proceed down Gloucester Road to the roundabout. Here turn left into Park Road continuing into Old Alexander Road and shortly after the play area bear right into White Lion Park. Take the third cul-de-sac on your left which leads to the property.

