

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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2, Park Close, Malmesbury

Price Guide £485,000

A detached family home (1214 sq ft) in a convenient location.

4 bedrooms, family bathroom and en suite shower. Porch, hall, cloakroom, sitting room, dining room, kitchen/breakfast room, utility room. Integral garage, driveway parking, landscaped rear garden. CHAIN FREE



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2 Park Close, Malmesbury

The Property

Built in 2000 by Crest Homes, this detached family home has elevations of reconstituted stone. It lies in a convenient location almost mid-way between the primary and secondary schools, and is about half a mile from the town centre. The windows were replaced with UPVC in 2021 and the rear garden has been landscaped for ease of maintenance.

The Accommodation

Recessed storm porch with front door leading into the hall. Stairs lead off to the first floor with a large cupboard under. A convenient internal door gives access to the garage, while opposite is a cloakroom. The sitting room at the rear has a fireplace surround with a gas coal-effect fire and sliding patio doors into the garden. The dining room is at the front, while the kitchen/breakfast room overlooks the garden. This has a range of wall and base units with an electric oven, gas hob and extractor over. Under the sink is a water softener, and a door leads off to the utility room. This has space for two under-counter appliances the wall mounted gas boiler and a side door. On the first floor landing there is an airing cupboard with the hot water cylinder and an access hatch to the loft. Bedroom one at the front has one wall of built-in wardrobes and an en suite shower room. Bedroom two at the rear has built-in wardrobes either side of a central chest-of-drawers. There are two further bedrooms, a double and a generous single plus a family bathroom.

Outside

The tarmac drive provides parking in front of the garage

which has power and light. There is a small area of lawn and gated side access to the left hand side leading to the rear garden. This has been landscaped with paving, shrub borders and a water feature. It enjoys a westerly aspect. There is gated access to the far side to a useful storage area down the side of the house.

General

All mains connected. The gas boiler supplies central heating and hot water. Council Tax Band F - £3,465.83 payable for 2024/25. EPC rating band D - 64.

Location

Malmesbury lies close to the border of Wiltshire and Gloucestershire, 14 miles south of Cirencester and 10 miles north of Chippenham, with Swindon 16 miles to the east and Bath 24 miles to the west. It has a good selection of shops including a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and an Ofsted rated Outstanding secondary school. It is also home to the UK headquarters of Dyson, who employ over 3000 people. J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham, Kemble and Swindon.

Directions to SN16 0EB

At the top of the High Street, bear left and continue past the Abbey to the Triangle. Here turn right onto Gloucester road and at the roundabout take the left turn onto Park Road. At the staggered crossroads turn right onto the continuation of Park Road and the entrance to Park Close is a short distance on your left.

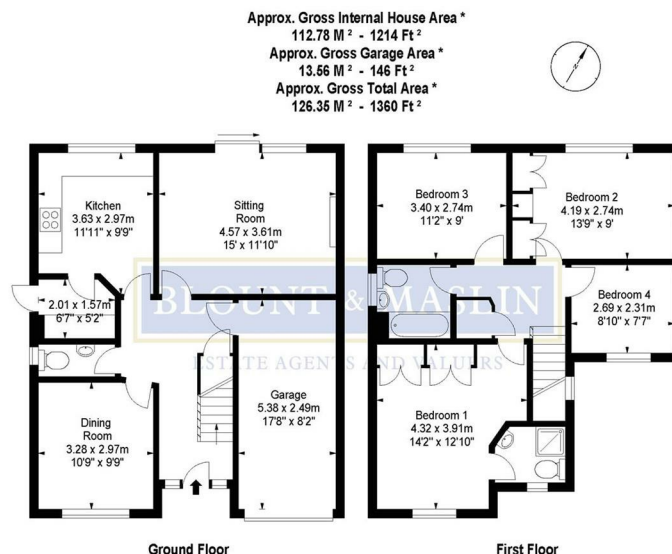


Illustration For Identification Purposes Only. Not To Scale
* As Defined by RICS - Code of Measuring Practice