

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 3, Park Close, Malmesbury

Price Guide £575,000

An attractive double fronted home (1375 sq ft) with a symmetrical façade, situated in a convenient location.

4 double bedrooms, family bathroom and en suite shower room. Porch, hall, cloakroom, sitting room, dining room, study, refitted kitchen/breakfast room, utility room. Detached garage, driveway parking, attractive landscaped gardens to front and rear.



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# 3, Park Close, Malmesbury

## The Property

Built in 2000 by Crest Homes, this attractive detached family home has elevations of reconstituted stone and a symmetrical façade. 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 front and rear garden have been attractively landscaped. The kitchen was refitted by Wren and features handleless units with composite quartz worksurfaces. Apart from the stairs and landing, there is hard flooring throughout the rest of the property.

## The Accommodation

Recessed storm porch with front door leading into the hall. Stairs lead off to the first floor with a cupboard under, with a cloakroom opposite. The dual aspect sitting room at the rear has sliding patio doors into the garden. The dining room is at the front, with the study on the other side of the hall. The kitchen/breakfast room overlooks the garden and has AEG appliances, two electric ovens, an induction hob and an extractor over. There are larder racks either side of the ovens, and space for a dishwasher and fridge/freezer. The island unit has an overhang for a breakfast bar and under the sink is a Kinetico water softener. The tiled flooring continues through to the utility room. This has matching units, the concealed gas boiler, space for two under-counter appliances and a side door. The first floor landing has a part-vaulted ceiling with a feature arched window. There is an airing cupboard with the hot water cylinder, and an access hatch to the loft, which is part-boarded with a ladder and light. Bedroom one at the rear has one wall of built-in wardrobes and an en suite shower room. Bedroom two, also at the rear, has a built-in triple wardrobe. There are two further double bedrooms, one currently used a study, and a family bathroom.

## Outside

The front garden has been attractively landscaped with colourful planting. The tarmac drive provides tandem parking and leads to

the garage which has power and light. There is eaves storage and a side door into the garden. There is gated access from the drive and to the left of the house to the landscaped rear garden. This is well laid out with sleeper-edged raised borders and is block paved, providing several different seating areas. There is a useful storage building beyond the garage.

## 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 C - 74

## 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.

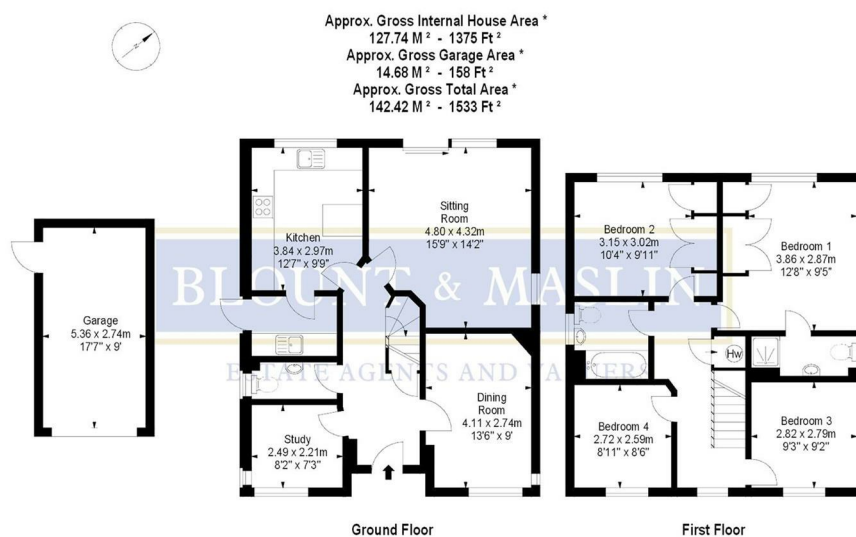


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice