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## 6 Boulton Close, Malkins Bank, CW11 4GH

Offers Over £375,000

Take a moment to view our signature tour of this impressive home & see for yourself it's fantastic rear garden & surroundings!

Enjoying a quiet position on a small, select development within the confines of Malkins Bank, 6 Boulton Close has a beautiful rear aspect overlooking adjacent rolling fields and has the increasingly rare benefit of a double garage too!

Accompanying the home are a number of features to note, some of which include:- a brick-built entrance porch with pitched roof, a stunning glazed balustrade and pine effect handrail to the entrance hall, a versatile home office/family room at the front of the home and a downstairs WC. There is a spacious open-plan living/dining room complete with wooden style flooring and a fabulous feature wood burning stove in the heart of the space, the dining area is currently utilized as an additional seating area/home working area with sliding doors leading out to the rear. The kitchen has high-gloss units, complementing work surfaces and and a range of built-in appliances. The sun room is versatile and frames the rear garden perfectly with its vast glazing and French doors.

Upstairs, there are four, well balanced bedrooms with refitted en-suite shower room to the master, two further double rooms and a competent single bedroom. The family bathroom has also been updated with stylish sanitary ware and floor-to-ceiling complementing wall tiles.

**Accommodation** 

Entrance Porch 8'3" x 4'11" (2.54 x 1.51)

Entrance Hall 12'8" x 6'3" (3.88 x 1.92)

Living Room 26'0" x 11'8" (7.93 x 3.56)

Kitchen 14'7" x 9'6" (4.47 x 2.92)

**Sunroom/Conservatory 16'11" x 9'6" (5.16 x 2.90)** 

Office 9'11" x 7'10" (3.04 x 2.39)

First Floor Landing 9'8" x 2'8" (2.96 x 0.82)

Bedroom One 15'1" x 11'5" (4.61 x 3.50)

En-suite 7'4" x 5'1" (2.26 x 1.55)

Bedroom Two 12'1" x 11'10" (3.69 x 3.61)

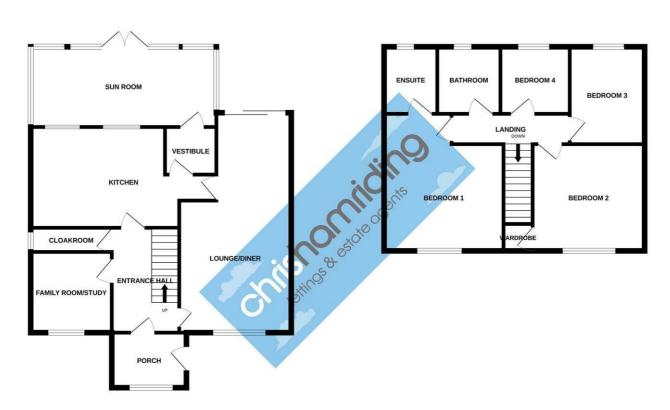
Bedroom Three 10'5" x 8'0" (3.19 x 2.44)

Bedroom Four 7'4" x 7'3" (2.25 x 2.21)

Family Bathroom 7'4" x 5'10" (2.24 x 1.80)

**Detached Garage 16'7" x 16'6" (5.06 x 5.03)** 

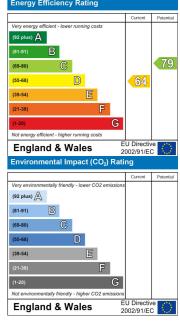
GROUND FLOOR 1ST FLOOR



## **Area Map**

## **Energy Efficiency Graph** Energy Efficiency Rating





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