

Sir Bernard Lovell

Malmesbury



33 Sir Bernard Lovell

Malmesbury

Guide Price **£389,950**

*Beautifully Presented Home ~ Kitchen Family Room ~ Living Room ~
Four Bedrooms ~ Utility Room ~ Cloakroom ~ En Suite ~ Enclosed Garden
~ Carport ~ EPC Rating : C*

33 Sir Bernard Lovell is a beautifully presented and energy efficient home located in the historic town of Malmesbury. The property was built by the award winning developers, Redrow Homes in 2012 and offers deceptively spacious accommodation with 1346 sq.ft spanning three floors.

The ground floor of the accommodation comprises the living room with views across the garden and bedroom one benefitting from fitted wardrobes and an en suite. Stairs lead to the first floor with three further bedrooms and a family bathroom.

On the lower ground floor is the kitchen family room fitted with high gloss white units and integrated 'Smeg' appliances opening to the dining / family area with direct access to the beautiful rear garden. A useful utility room and cloakroom are off the hallway.

Externally the property enjoys a low maintenance fully enclosed rear garden, laid to astroturf with beautiful shrub borders. A sandstone patio and pathway leads to the rear access with a decked corner seating area providing a ideal spot to enjoy the weather. The property offers a carport with lockable storage area.



Ground Floor

Entrance Hall

Upvc double glazed entrance door to front. Telephone point. Radiator. Stairs to lower ground and first floor. Doors to:

Living Room

Two UPVC double glazed windows to rear. Television and telephone point. Radiator

Bedroom One

Upvc double glazed window to front. Fitted double wardrobe. Television and telephone point. Radiator. Door to

En Suite

Fully tiled enclosed shower cubicle with shower over, pedestal wash and basin with mixer tap and dual flush w/c. Chrome heated towel rail. Shaver point and extractor fan. Vinyl flooring.

First Floor

Landing

Airing cupboard containing pressurised, hot water system. Storage cupboard containing wall mounted boiler. Access to loft space. Wall mounted nest central heating thermostat.

Bedroom Two

Two Upvc double glazed windows to front. Fitted double wardrobe with sliding door. Fitted over stairs storage cupboard. Two radiators.





Bedroom Three

Upvc double glazed window to rear. Radiator.

Bedroom Four

Upvc double glazed window to rear. Radiator.

Family Bathroom

Panel bath with mixer tap and shower over. Low-level w/c and pedestal wash hand basin with mixer tap. Tiling to principal areas. Extractor fan. Chrome heated towel rail. Vinyl flooring.

Lower Ground Floor

Hallway

Karndean flooring. Under stairs storage cupboard. Wall mounted nest central heating thermostat. Doors to:

Utility Room

Upvc double glazed window to front. Base units with work surfaces with matching up stands inset stainless steel one and half bowl sink and drainer with mixer tap. Space and plumbing for washing machine and tumble dryer. Karndean flooring. Down lights and radiator.

Kitchen Family Area

Upvc double glazed window and double doors opening onto the rear garden. Matching range of wall and base units with rolled edge worksurfaces over and inset stainless steel sink and drainer with mixer tap. Tiled splashbacks. Integrated 'Smeg' appliances include oven, microwave, dishwasher, fridge and five ring induction hob with stainless steel extractor fan over. Two vertical radiators.







**Externally
Rear Garden**

Fully enclosed with timber panel fencing. Range of shrub and tree borders with 'astroturf' area. Patio and decking areas. Rear access.

Carport

Open fronted with lockable storage area.

Front Garden

Predominantly laid to stone chip with raised beds. Pathway to front door.

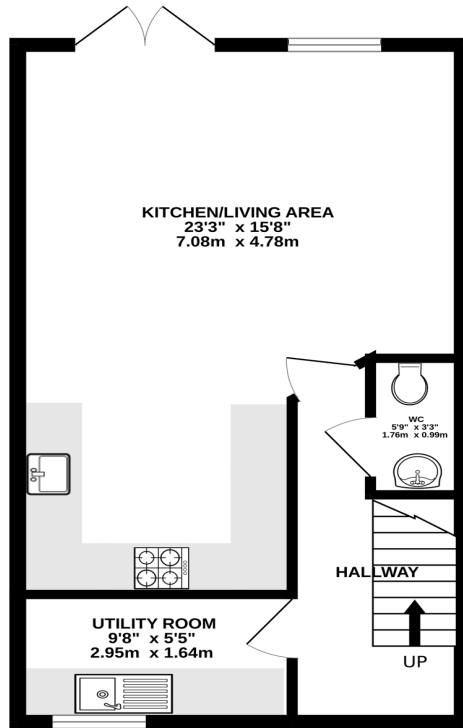


Malmesbury

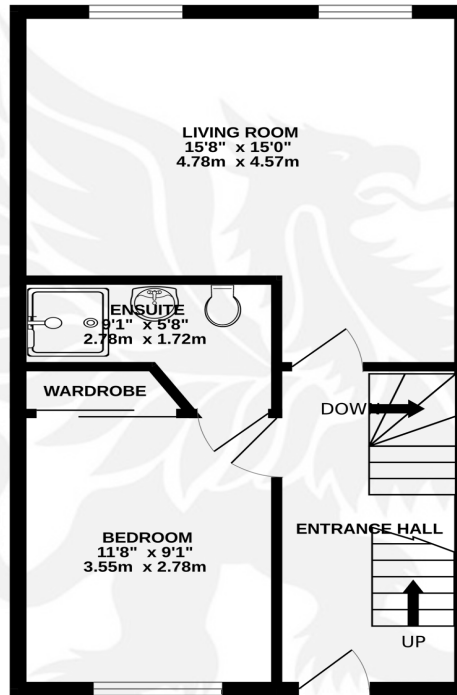
Malmesbury is an ancient town dominated by its historic Abbey and reputed to be England's Oldest borough. The town offers a range of everyday facilities including a Waitrose, Aldi and Co-Op as well as a number of pubs and restaurants. Malmesbury also benefits from 'Outstanding' Ofsted rated schools and has a real community feel. The area is well placed for commuters being accessible to both Junctions 16 and 17 of the M4, and close to London mainline station in Chippenham, Kemble and Swindon.



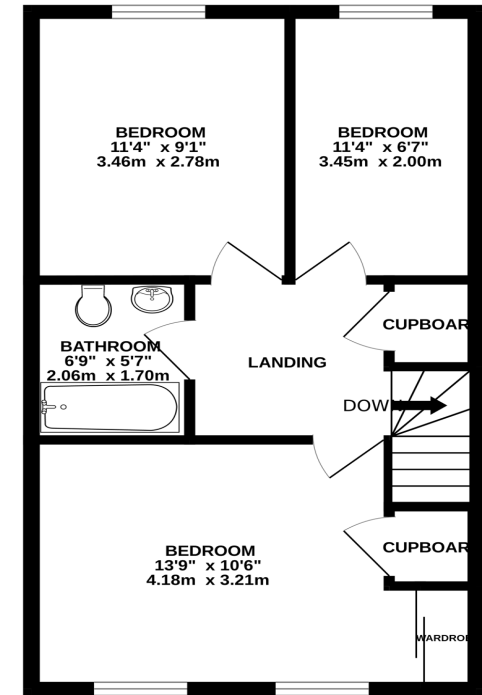
BASEMENT
449 sq.ft. (41.7 sq.m.) approx.



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1346 sq.ft. (125.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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