

Niebull Close

Salisbury



8 Niebull Close

Malmesbury

Three Bedrooms ~ Detached Family Home ~ Open Plan Kitchen Dining Area ~ Detached Garage ~ Downstairs Cloakroom ~ Conservatory ~ Front To Back Living Room ~ Driveway Parking ~ EPC Rating: E

Lockstones are proud to present this three bedroom detached property ideally located on the ever-popular Reeds Farm development, the property is within walking distance to the OFSTED rated “Outstanding” primary and secondary schools, local supermarket, countryside walks and the vibrant high street.

The property is approached by an area of hard standing and lawn providing off road parking for numerous vehicles. The internal accommodation comprises a fitted, double aspect kitchen diner, living room with feature fireplace, cloakroom and conservatory which provides direct access to the fully enclosed rear garden.

To the first floor are three bedrooms with the master benefiting from fitted storage and a family bathroom with separate shower and corner bath. Externally, the property offers an enclosed private garden. Further benefits include Upvc double glazing, gas central heating and a detached single garage.

Entrance Hall

Upvc double glazed front door. Access to storage cupboard. Door to Stairs to:

Kitchen 19'3 x 8'3 (5.9m x 2.5m)

Upvc double glazed window to front and rear Matching range of wall and base units with under counter lighting, tiled splashbacks and rolled edge work surfaces over. Inset stainless steel sink drainer with mixer tap. Space and plumbing for washing machine, tumble dryer, dish washer, cooker and fridge freezer. Wall mounted boiler. Down lights. Extractor fan. Tiled flooring and wood effect laminate.

Living Room 16'0 max x 12'6 max (5.5m x 3.7m)

Upvc double glazed window to front and double doors to rear. Wood-effect laminate flooring, downlighters. Television point. Two Radiators. Feature gas fire place with wooden surround and marble hearth. Doors to

Conservatory 9'9 x 9'8 (3.0m x 2.9m)

Upvc double glazed with brick base. Upvc double glazed doors to side. Tiled flooring.

Cloakroom

Low-level dual flush W/C. Vanity wash and basin with mixer tap. Extractor fan. Tiled flooring and radiator.

First Floor

Landing

Upvc double glazed window to rear. Radiator. Doors to:





Bedroom One 11'5 x 8'5 (3.5m x 2.6m)

Upvc double glazed window to front. Access to fitted wardrobe. Radiator.

Bedroom Two 10'8 x 8'5 (3.7m x 3.4m)

Upvc double glazed window to rear. Wood-effect laminate flooring. Radiator.

Bedroom Three 11'7 x 6'5 (3.3m x 2.6m)

Upvc double glazed window to rear. Radiator..

Family Bathroom

Obscure Upvc double glazed window to side. Dual flush W/C, pedestal wash and basin with mixer tap and tiled splash backs. Corner bath with shower attachment. Fully tiled and enclosed shower cubical with shower over. Extractor fan. Tiled flooring. Radiator.

Exterior

Rear Garden

Fully enclosed rear garden with a mixture of timber panel fencing and mature hedging. Laid predominantly to lawn with raised patio area and mature shrub borders. South easterly facing

Front Garden

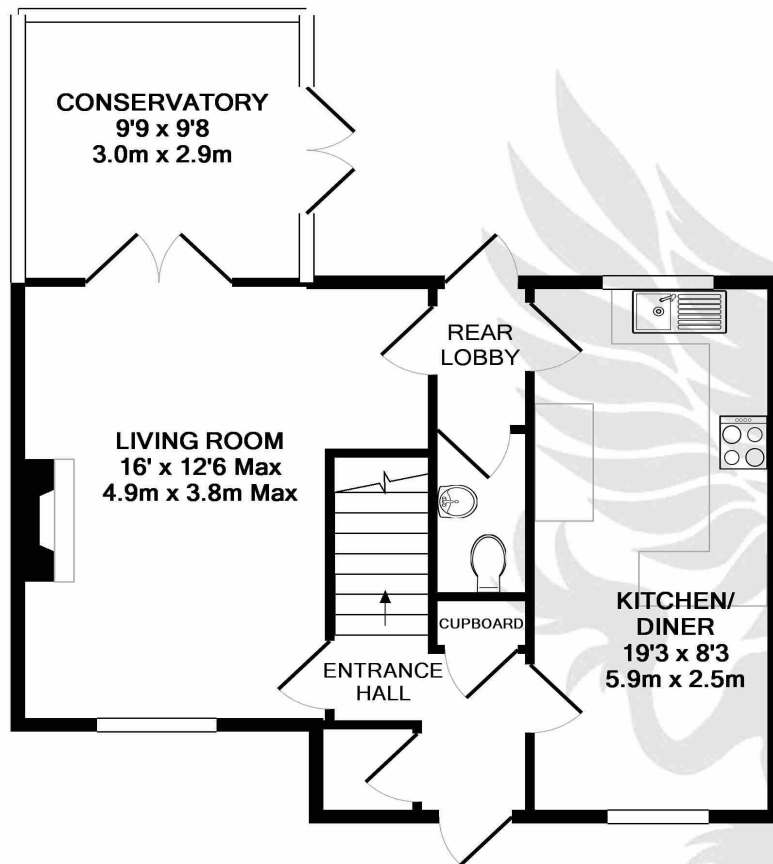
Predominantly laid to lawn with stone chip driveway leading to detached garage. Paving stone walkway to front door.

Detached Garage

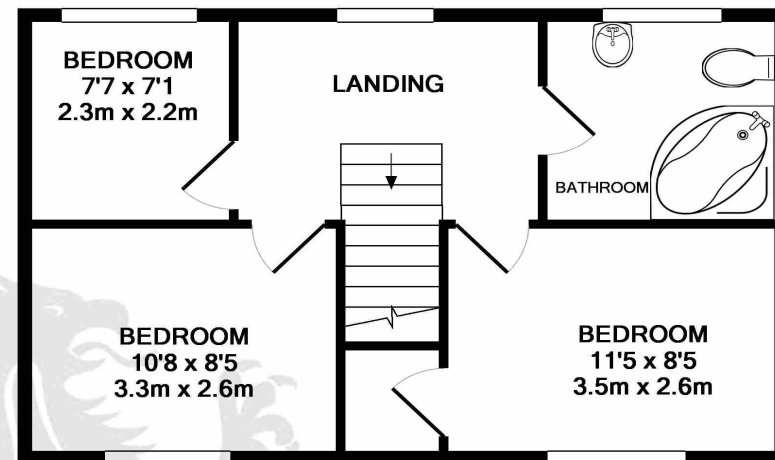
Up and over door. Power and light.







GROUND FLOOR
APPROX. FLOOR
AREA 554 SQ.FT.
(51.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 962 SQ.FT. (89.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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