

Hobbes Close

Malmesbury



LOCKSTONES
ESTATE AGENTS

23 Hobbes Close

*Three Bedrooms ~ End Terraced House ~ Refitted kitchen ~
Enclosed Garden ~ EPC Rating: D*

This beautifully presented and recently renovated 3-bedroom end of terrace property offers good space and a stunning interior. The property boasts a large garden, perfect for outdoor living and entertaining.

Inside, the property has been tastefully decorated and comprises a spacious living room with double doors opening onto the rear garden, a modern kitchen with ample storage space, and a dining area. The bedrooms are generously sized. Additionally, the property benefits from ample storage throughout.

Moving outside, the rear garden is a true highlight of this property. It is fully enclosed with timber panel fencing, providing a private and secure area for leisure and relaxation. The large patio area is ideal for al fresco dining and entertaining guests, while the bark chip and lawn area adds a natural touch. A summer house shed offers extra space for storage or can be transformed into a home office or workshop. For those who enjoy outdoor showers, there is a solar-powered shower area, adding a touch of luxury to the garden. Furthermore, the external power supply allows for the installation of a hot tub, creating the perfect spot to unwind and enjoy the peaceful surroundings.

The front garden is predominantly laid to lawn, creating an inviting and attractive entrance to the property. Well-maintained plant and shrub borders add bursts of colour and texture, enhancing the overall aesthetic appeal. Additionally, residents will appreciate the convenience of the wood storage, providing a neat and tidy solution for storing garden essentials.

Entrance Hallway

UPVC double glazed entrance door with UPVC window to front. Stairs to first floor. Wood effect laminate flooring and radiator. Doors to:

Living Room 14'3 x 10'11 (4.34m x 3.33m)

UPVC double glazed double doors and side panel window to rear. Feature fireplace with Bathstone surround and hearth. Inset wood burning stove Television point. Vertical wall mounted radiator.

Kitchen Diner 17'11 x 12'8 (5.46m x 3.85m)

UPVC double glazed window to rear, front and patio doors to side. Matching range of kitchen units with worksurface over. Inset one and half bowl sink with drainer and mixer tap. Integrated induction hob and eye level oven, fridge freezer and dishwasher. Oak breakfast bar with integrated storage. Storage cupboard. Wood effect laminate flooring. Vertical wall mounted radiator. Wall mounted combination boiler. Down lights.



First Floor

Landing

UPVC double glazed window to front. Access to loft space. Doors to:

Bedroom One 13' x 10'11 (3.95m x 3.33m)

UPVC double glazed window to rear. Storage cupboard and radiator.

Bedroom Two 12'3 x 12'1 (3.74m x 3.69m)

UPVC double glazed window to rear. Television point and radiator.

Bedroom Three 10'1 x 7' (3.08m x 2.14m)

UPVC double glazed window to front. Television point and radiator.

Bathroom

Obscured UPVC double glazed window to rear. Panel bath with mixer tap and shower over. Low-level close couple W/C and vanity wash and basin with mixer tap and inset storage. Tiling to principle areas. Shaver point and heated towel rail.



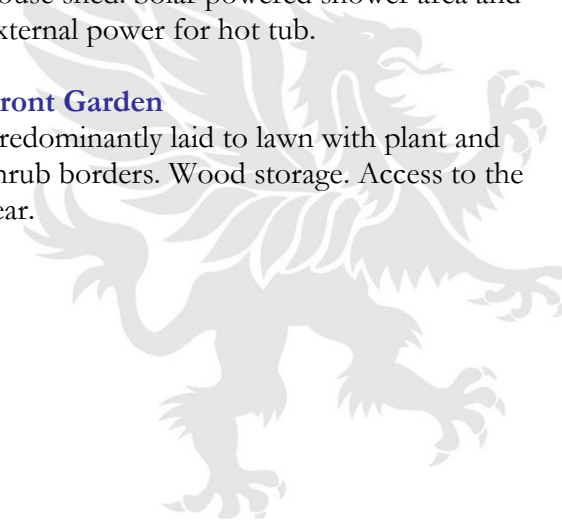


Externally Rear Garden

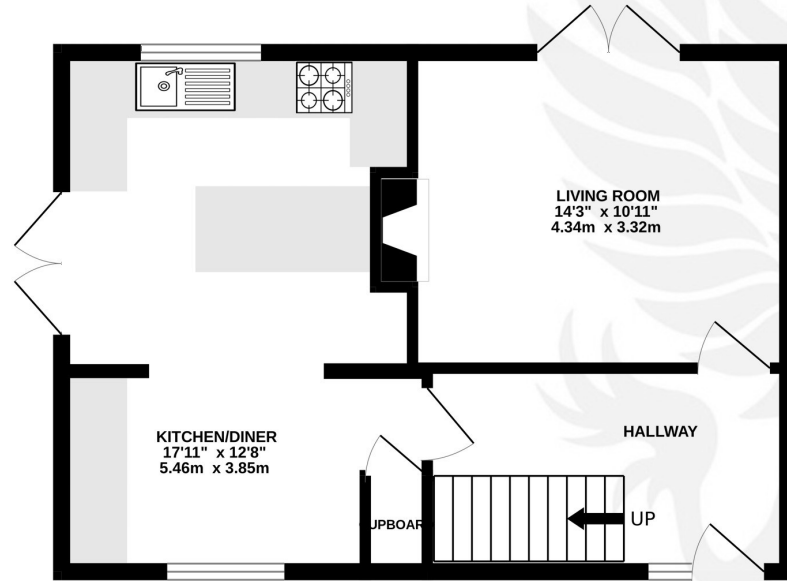
Fully enclosed with timber panel fencing. Large patio area. Bark chip area. Summerhouse shed. Solar powered shower area and external power for hot tub.

Front Garden

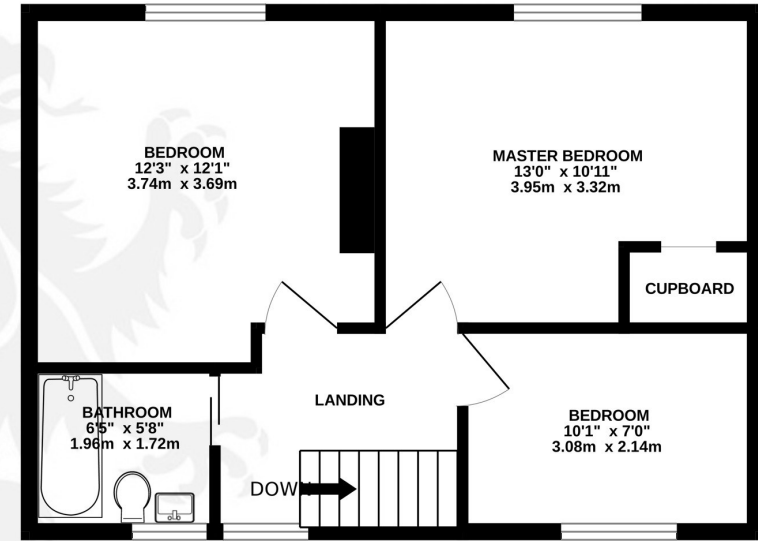
Predominantly laid to lawn with plant and shrub borders. Wood storage. Access to the rear.



GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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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Viewing Arrangements

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