



📍 24 Wheeler Way, Malmesbury, Wiltshire, SN16 9GD

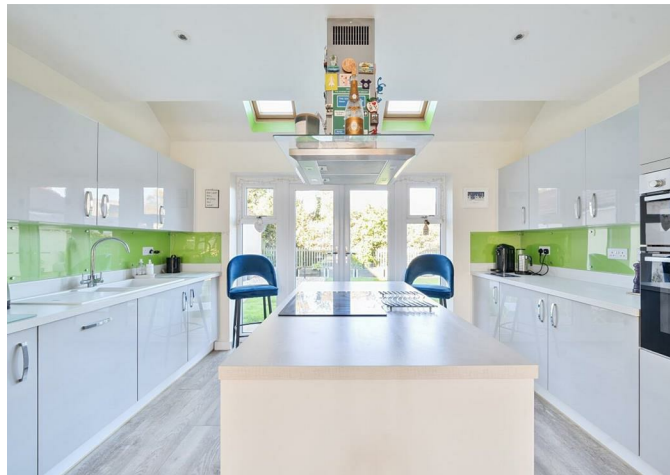
🏠 Guide Price £635,000

A tastefully presented four bedroom detached family home with a magnificent open plan kitchen/dining room and west facing landscaped garden.

- Spacious Detached Family Home
- Beautifully Appointed
- Four Double Bedrooms
- En Suite + Family Bathroom
- Magnificent Open Plan Kitchen
- Landscaped Gardens
- West Facing & Private
- Large Tandem Garage + Storeroom
- Driveway + Parking
- Desirable Cul De Sac on Popular Development

🏠 Freehold

🏠 EPC Rating B



****FOUR DOUBLE BEDROOMS**STUNNING OPEN PLAN KITCHEN/DINING ROOM**LANDSCAPED WEST FACING REAR GARDEN**DRIVEWAY + LARGE GARAGE****

A tastefully presented four bedroom detached family home located on this sought after development, built by Bloor Homes in recent years. The versatile and thoughtfully designed interior is arranged over two floors comprising an entrance hall with cloakroom and a useful utility cupboard, a spacious sitting room and study. A door from the hallway opens into a magnificent open plan kitchen/dining room complimented by a range of integrated appliances and a central island with French doors opening into the rear garden. The first floor boasts a master bedroom with en suite shower room, three further double bedrooms and a family bathroom.

Externally the garden has been landscaped with a number of raised timber beds and large flagstone patio extending to the full width of the property. The west facing rear garden is predominantly laid to lawn with an attractive timber decked patio and pergola in one corner. A driveway to the side approaches a large single garage with power and light. Viewing highly recommended.

SITUATION

Located on the recently constructed Bloor Homes development on the northern edge of this historic town and within a short distance of country walks and the picturesque River Avon. Malmesbury is reputed to be the oldest borough in the country dating back to the 11th Century. This thriving pretty town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops, including a Waitrose, award winning schools, and leisure facilities. Early tributaries of The River Avon pass around the town with pretty walks and the countryside close at hand. There are public transport services and good road access to the larger towns of Cirencester, Chippenham, Swindon, Bath and Bristol whilst the M4 junction 17 is only five miles south. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately 1 hour.

PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: B

Council Tax Band: F

All mains services to include Fibre Broadband.

Annual service estate charge paid to Greensquare Accord of approximately £175



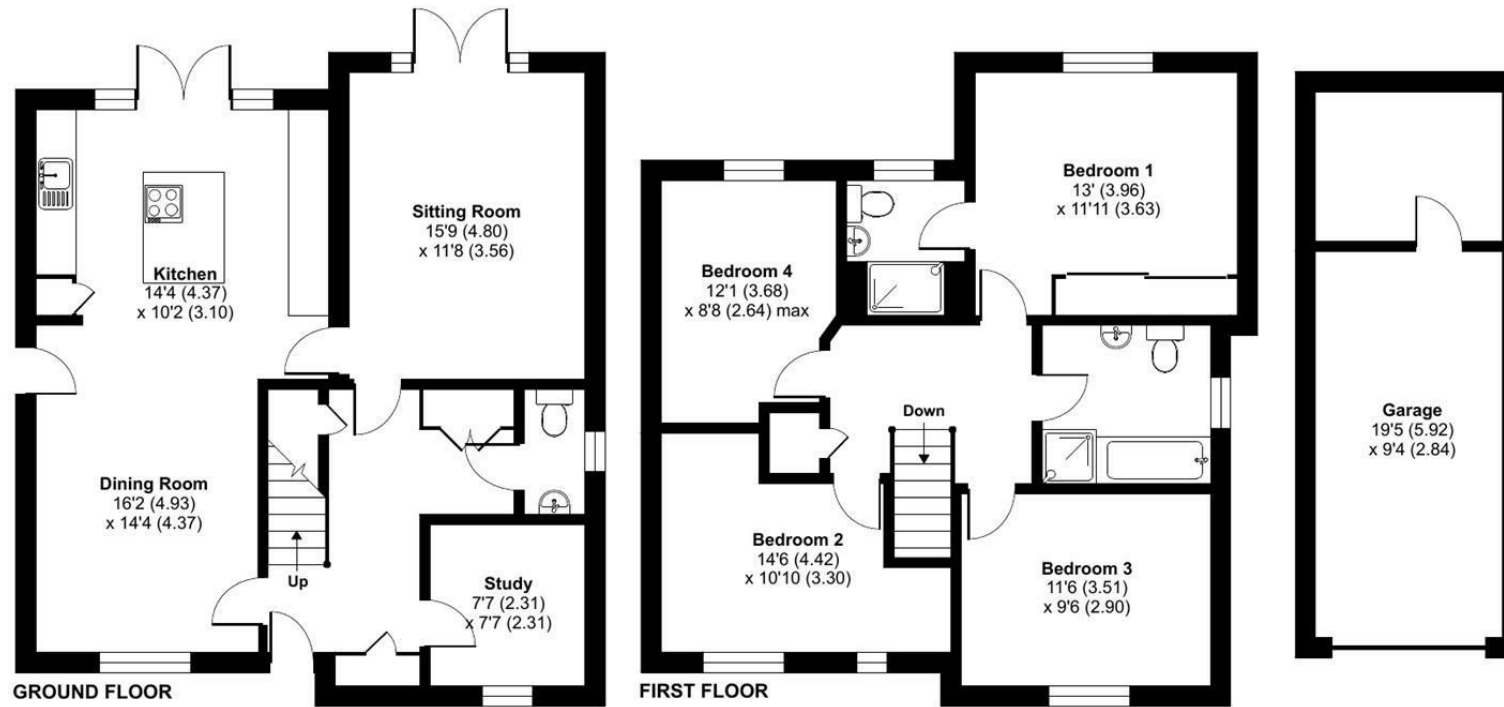
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Approximate Area = 1502 sq ft / 139.5 sq m

Garage = 255 sq ft / 23.7 sq m

Total = 1757 sq ft / 163.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Strakers. REF: 1198441

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