



📍 4 Moffatt Rise, Malmesbury, Wiltshire, SN16 9UX

🏠 Guide Price £510,000

An immaculately presented four bedroom detached family home located in a desirable cul de sac on the popular Reeds Farm.

- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Open Plan Kitchen
- Garden with Large Seating Area
- Conservatory
- Secluded Cul de Sac Setting
- Convenient Location

🏡 Freehold

📊 EPC Rating D



An attractive four bedroom detached family home, located in a desirable cul de sac on the favoured Reeds Farm development. The tastefully presented interior is arranged over two floors comprising an entrance hall with cloakroom, a sitting room with double doors opening to the dining room and a delightful conservatory. The kitchen provides a wonderful open plan kitchen/breakfast room with a separate utility room. The first floor boasts a master bedroom with en suite shower room and air-conditioning, a spacious 15'6 second bedroom with two further bedrooms and a family bathroom. Externally a large gravelled seating area extends to the rear of the property opening to a predominantly lawned garden enclosed by a fenced and hedged boundary. A driveway to the front approaches an integral garage/storeroom.

Situation

The property stands in a cul de sac setting allowing easy access to the town and all local amenities. 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 15 minutes.

Property Information

Tenure: Freehold

Council Tax Band E.

EPC Rating: 68D

Mains gas, water and electricity.



Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Total area: approx. 127.7 sq. metres (1374.3 sq. feet)

