



📍 9 Hanks Close, Malmesbury, Wiltshire, SN16 9UA

🏠 Guide Price £425,000

An immaculately presented and thoughtfully extended three bedroom detached bungalow with easy to maintain south facing gardens, large double garage and ample parking.

- Detached Bungalow
- Thoughtfully Extended
- Tastefully Presented & Versatile Accommodation
- Two/Three Bedrooms
- Spacious Kitchen/Breakfast Room + Utility Room
- Impressive Bay Fronted Sitting Room & Dining Room
- Easy To Maintain South Facing Gardens
- Large Detached Garage
- Ample Parking Space
- Desirable Cul De Sac Setting

🏡 Freehold

🏠 EPC Rating C



Located in a delightful cul-de-sac setting, a thoughtfully extended three bedroom detached bungalow with easy to maintain south facing gardens.

The versatile and beautifully appointed interior flows around a central hallway with a bright and spacious bay fronted sitting room and an impressive 14'3 open plan kitchen/dining room with a range of integrated appliances and a separate utility room. This room has doors to the front and rear, allowing useful through access from the front and rear garden. A door from the kitchen opens into a dining room and a study/bedroom three. There are two double bedrooms, a family bathroom and a cloakroom. To the rear a large flagstone patio extends to the full width of the property, which is screened by a stone boundary wall, providing a high degree of privacy. A driveway to the rear approaches a large detached garage with parking on the driveway. To the front there is additional off street parking space for two cars.

#### **SITUATION**

The property stands in a delightful 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 it's 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

EPC Rating: C

Council Tax Band: E

Mains water, gas and electricity



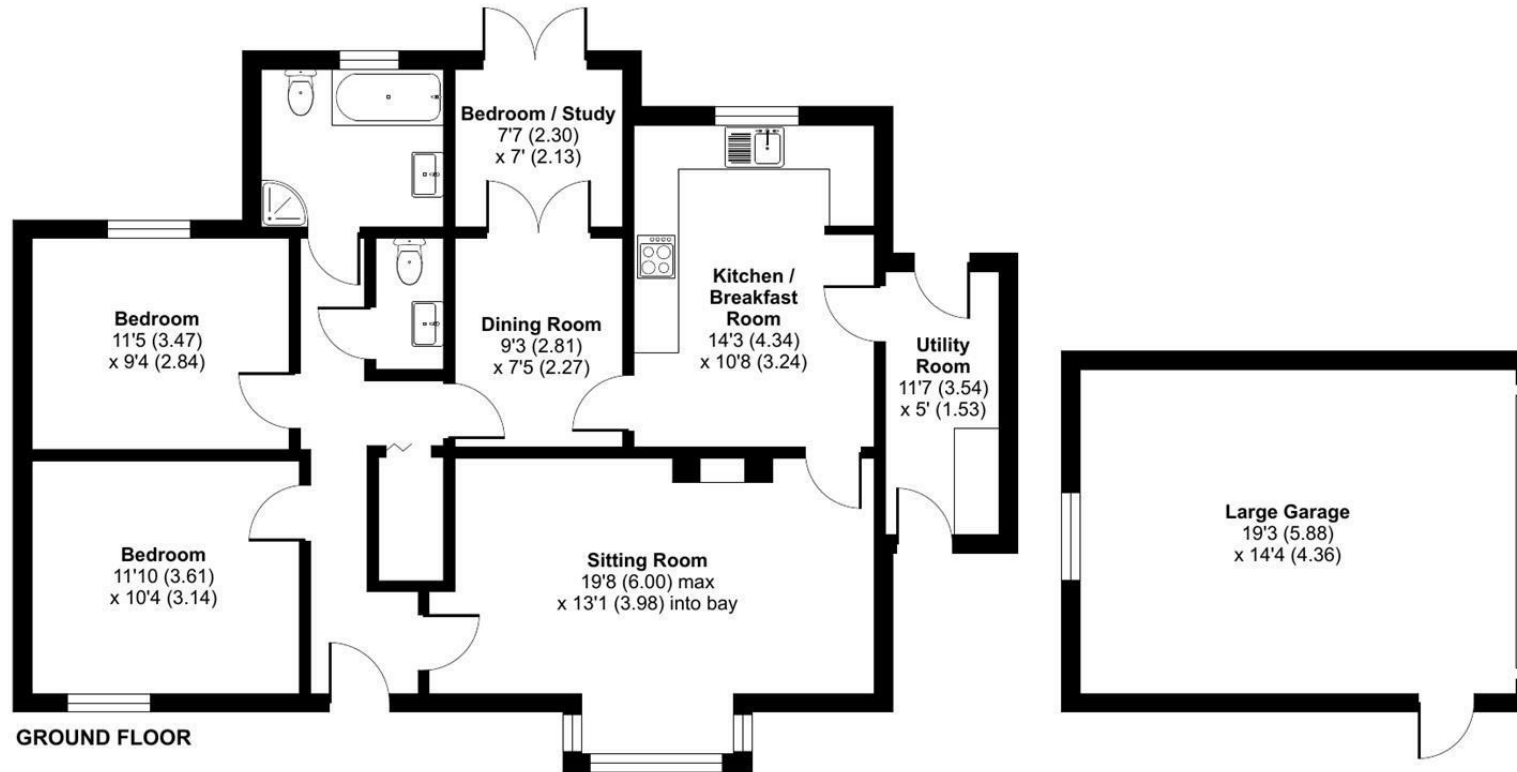
## Hanks Close, Malmesbury, SN16

Approximate Area = 1007 sq ft / 93.5 sq m

Garage = 276 sq ft / 25.6 sq m

Total = 1283 sq ft / 119.1 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). © nitchecom 2025. Produced for Strakers. REF: 1373171

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