

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 7 Park Road, Malmesbury

Price Guide £580,000

Stylishly refurbished and extended dormer bungalow (1143 sq ft) with high-spec finish

Master bedroom with en-suite, 2/3 further double bedrooms, family bathroom.

Sitting room, study/bedroom 4, kitchen/dining room, entrance hall and WC.

Garage with off-road parking for several cars, rear garden, sun terrace. Planning Permission approved for a single storey extension to the rear of property.

CHAIN FREE



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## The Property

Recently refurbished and extended to a high specification, this semi-detached dormer bungalow offers stylish and spacious living. The ground floor features a welcoming entrance hall, cloakroom, a cosy sitting room with an inset log burner, and a versatile study/bedroom 4. At the heart of the home is a stunning open-plan kitchen/dining room, with doors opening onto a terrace - ideal for entertaining. Upstairs, the impressive master bedroom boasts doors opening to a Juliet balcony and a sleek en-suite shower room. Two further double bedrooms and a contemporary family bathroom complete the upper floor. Outside, the property offers a single garage and off-road parking for several cars. The generous rear garden is mainly laid to lawn with well-stocked borders, mature planting and specimen trees, and a greenhouse – perfect for keen gardeners or families alike. Planning Permission approved for a single storey extension to the rear of property. A viewing is highly recommended to experience the wow factor firsthand.

## General

All mains connected. The gas boiler provides central heating and hot water. UPVC windows and doors throughout. Council Tax band C - £2339.76 payable for 2026/27. EPC rating C - 69

## Malmesbury

Reported to be England's oldest borough, dating from around 880AD, Malmesbury is a vibrant market town. Home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham and Kemble. The nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

## Directions to SN16 0BX

At the top of the High Street bear left and continue past the Abbey to the Triangle. Here turn right onto Gloucester Road and at the roundabout turn left into Park Road. The bungalow is on your right hand side, denoted by our 'For Sale' board.

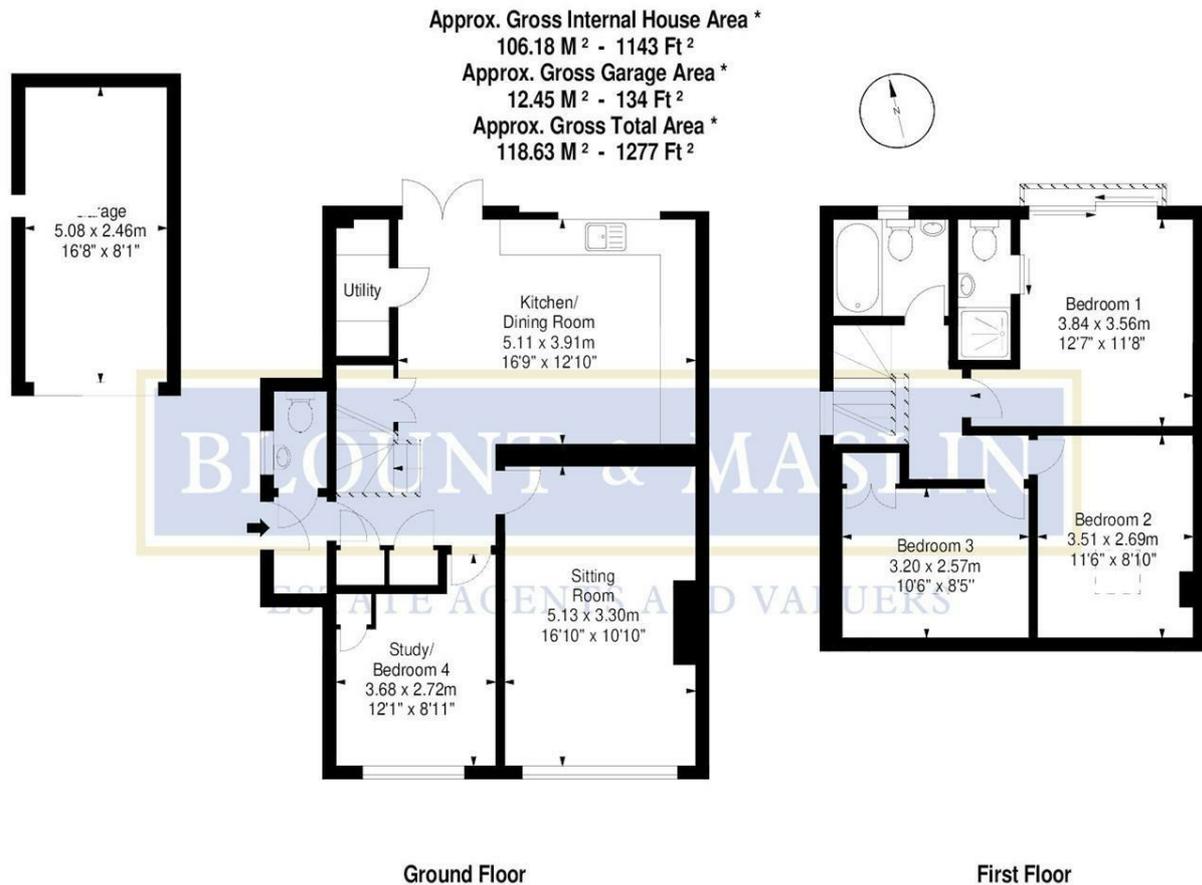


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice