

hunter
french



23 Jenner Lane, Malmesbury, Wiltshire, SN16 9GB

Pleasantly situated overlooking open green space, this immaculate modern townhouse boasts generous proportions, a sociable and contemporary layout, combined with a garden, driveway and detached garage.

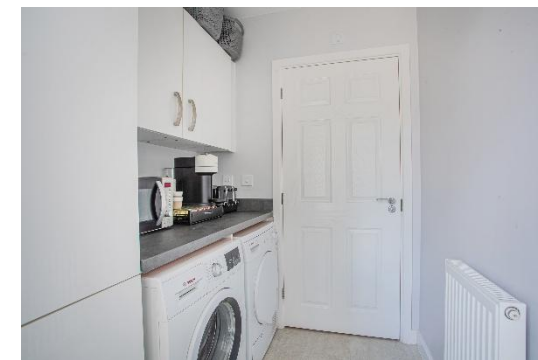
Jenner Lane is a peaceful no-through road, comprising a collection of attractive modern homes built by Bloor Homes as part of their Filands development approximately 9 years ago. This semi-detached townhouse is arranged over three floors, offering accommodation extending to approximately 1,254 sq. ft. The property has been under the same ownership since new and has been immaculately maintained and presented throughout in a contemporary, neutral décor. The rooms are well-proportioned throughout and include three double bedrooms.

Entering via the front door, you are welcomed into an entrance hallway with stairs rising to the first floor and a door leading to the ground floor accommodation. Divided via double doors, the ground floor offers flexibility to be either fully open-plan or to separate the sitting room for more cosy evenings. The sitting room is positioned to the front of the property, with the kitchen/dining area to the rear, and tiled-effect flooring flows seamlessly throughout. The kitchen is fitted with a modern, gloss-finished range of wall and base units under a stone-effect laminated worktop. Integrated appliances include a double electric oven and hob with extractor hood, with space for a fridge freezer and plumbing for a dishwasher. The room benefits from a full rear wall of glazing overlooking the garden, with French doors opening onto the patio terrace. There is also ample space for a family-sized dining table and chairs. An adjacent utility room provides further fitted units along with space and plumbing for a washing machine and tumble dryer, plus access to an all-important downstairs cloakroom with W.C.

Rising to the first floor, a light-filled landing continues to the second floor and provides access to bedrooms two and three, the principal bathroom, and a storage cupboard housing the hot water cylinder. Both bedrooms on this level are doubles, the larger of which benefits from built-in wardrobes. The principal bathroom comprises a white suite including a separate shower and bath, W.C., wash basin, and stylish tiling.

The second floor is dedicated to the principal bedroom suite. In addition to the spacious bedroom, there is a dressing area, en-suite shower room, and a good range of built-in storage. The en-suite features a double-sized shower cubicle, W.C. and wash basin, and benefits from natural light via a skylight window.

Externally, there is a low-maintenance front garden bordered by attractive estate fencing and a mature hedge, with a small lawn and gated pathway leading to the front door beneath a pitched canopy porch. To the rear is an enclosed garden, mainly laid to lawn with a patio terrace and a variety of planted shrubs. A generous terrace at the end of the garden provides an excellent entertaining space for the warmer months, with ample room for outdoor furniture and a BBQ. A side access gate leads to the tandem driveway and detached single garage, which benefits from power and lighting.



The property is connected to all mains services; gas, electricity, water and drainage. Council Tax Band D (Wiltshire Council). The property is freehold.

There is an annual maintenance fee payable for the Filands development. This is approximately 220pa and contributes towards the upkeep and management of the communal spaces.

EPC Rating – B(86).

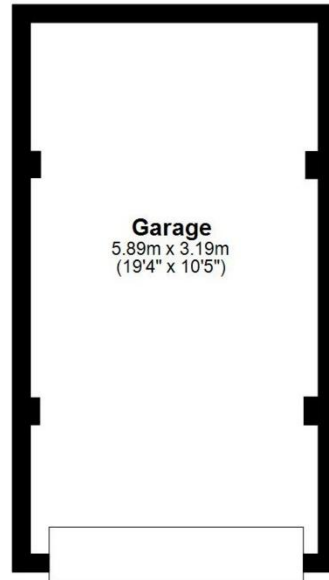
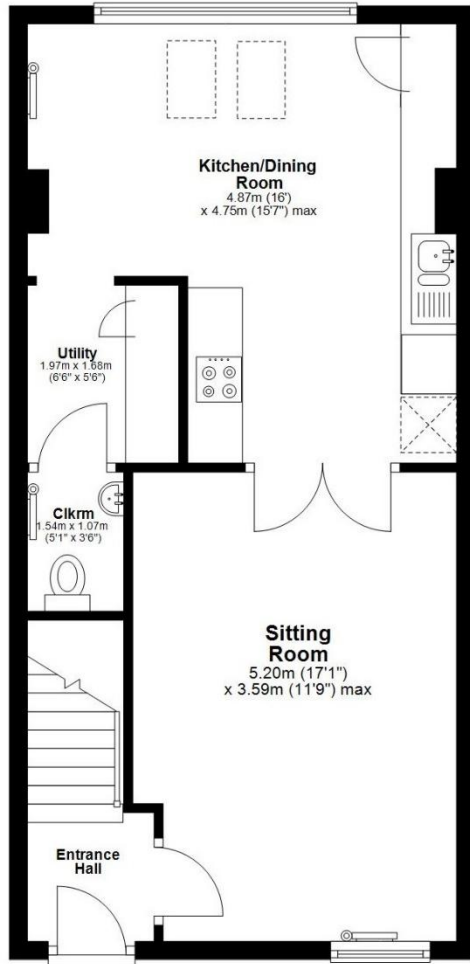
The historic market town of Malmesbury offers an excellent range of independent shops, cafés, pubs, and restaurants, together with everyday amenities including Waitrose, Aldi, Co-op, a post office, and a popular weekly artisan market. The town is well served by highly regarded primary schools and a secondary school rated Outstanding in its most recent Ofsted inspection. Communication links are excellent, with Junction 17 of the M4 providing access to Bristol, Swindon, and London, while mainline rail services to London Paddington (approximately 75 minutes) are available from nearby Chippenham and Kemble.

Guide Price £485,000



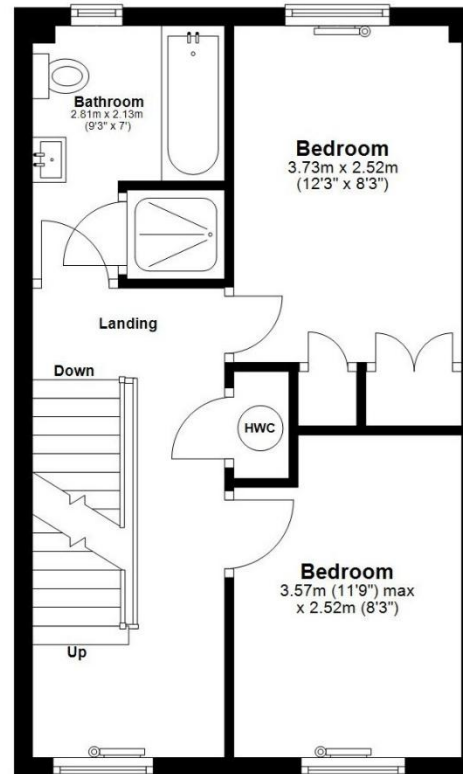
Ground Floor

Main area: approx. 48.3 sq. metres (520.0 sq. feet)
 Plus garages, approx. 18.8 sq. metres (202.0 sq. feet)



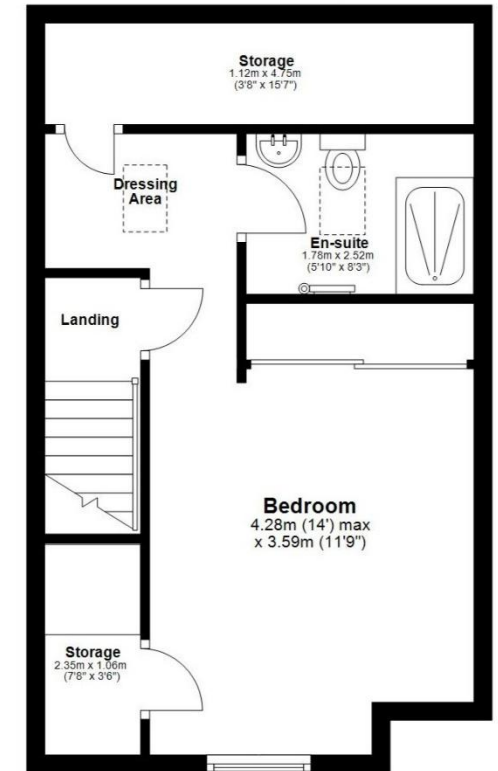
First Floor

Approx. 38.5 sq. metres (414.8 sq. feet)



Second Floor

Approx. 29.7 sq. metres (319.9 sq. feet)
 (excluding Storage, Storage)



Main area: Approx. 116.6 sq. metres (1254.7 sq. feet)
 Plus garages, approx. 18.8 sq. metres (202.0 sq. feet)