

hunter  
french



Positioned within easy reach of Malmesbury Town Centre with a westerly-facing rear garden, this modern three-storey semi-detached home offers well-balanced and versatile accommodation, complimented by a single garage and additional parking.

11 Poole Road is an attractive and well-presented home, thoughtfully arranged over three floors to suit modern living. The property was built in 2010 by Persimmon Homes and has been maintained to a high standard throughout, with light-filled rooms and a neutral, contemporary finish that allows a purchaser to move straight in and enjoy. The layout provides an excellent balance of sociable and private spaces, ideal for both family life and entertaining, all within approximately 10 minutes' walk one way of the town centre, and Dyson HQ 10 minutes' walk the other direction.

The property is entered via a welcoming hallway, with stairs rising to the first floor and access to the principal ground floor rooms. To the front is the contemporary kitchen with an excellent range of wall and base units. Appliances comprise an integrated oven, hob with extractor fan plus space for a dishwasher, washing machine and fridge freezer. To the rear lies a well-proportioned reception room which has direct access out into the back garden via French double opening doors. This bright and airy space allows for a natural flow between indoor and outdoor living and comfortably accommodates both dining and seating areas. A cloakroom with W.C. completes the ground floor accommodation.

On the first floor, the landing provides access to two double bedrooms and the family bathroom. One is a generous double, while the second room offers flexibility as a guest bedroom, nursery, or home office. The family bathroom is fitted with a modern suite and finished in a clean, neutral style.

The entire second floor is dedicated to the principal bedroom suite, creating a private and spacious retreat with a practical & comfortable arrangement. This room benefits from excellent natural light and is complimented by an en-suite shower room and dressing area. Like the rest of the property, this area is filled with lots of natural light.

Externally, the property enjoys a westerly facing rear garden, designed for ease of maintenance and ideal for enjoying the sun throughout the day.



The garden offers a combination of a contemporary decking area and lawn with flowered borders making it well suited to both relaxation and outdoor entertaining. A paved pathway leads to the rear access gate where the parking area and attached single garage is situated. At the front of the house is a further lawned garden enclosed by a beech hedge and gate.

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

EPC Rating – C (79).

Malmesbury is a beautiful, historic market town situated on the southern edge of The Cotswolds. The charming town centre town has a wide array of independent shops, pubs and restaurants including a Waitrose store and a weekly artisan farmers market. The two primary schools are highly regarded and the secondary school has been rated outstanding in its most recent Ofsted report.

Communication links are excellent with the M4 motorway (J17) to the south linking to major cities including London, Bristol and Swindon. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).

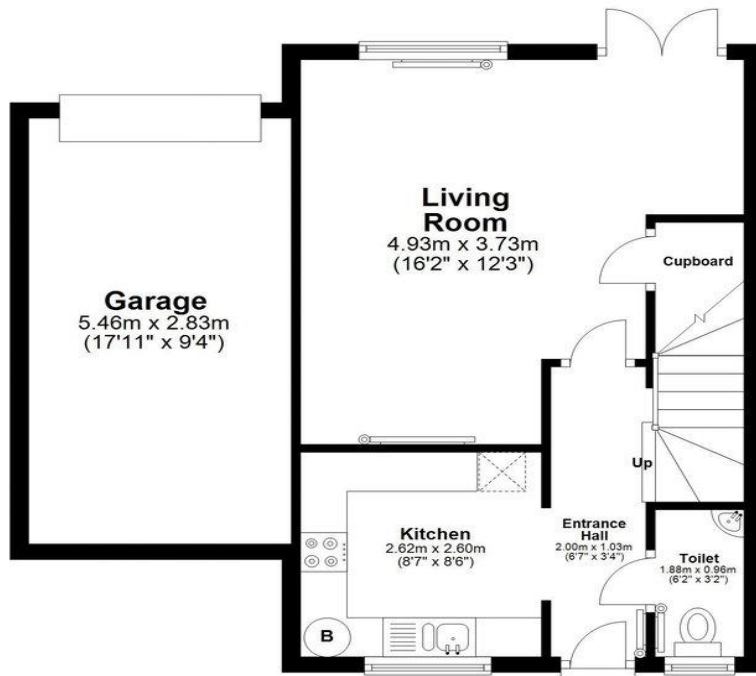
There are great leisure and recreational facilities and plenty of walks can be enjoyed on the local footpaths and bridleways. There are theatres in Bath, Bristol and Swindon, together with golf courses in Chippenham, Brinkworth, Castle Combe and Minchinhampton. Horse racing can be enjoyed at Bath, Newbury and Cheltenham, while numerous water sports are available at the Cotswold Water Park in South Cerney.

**Guide Price £374,000**



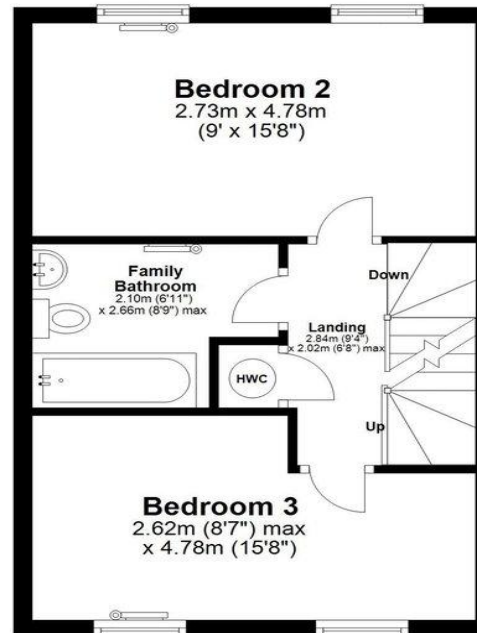
### Ground Floor

Approx. 53.0 sq. metres (571.0 sq. feet)



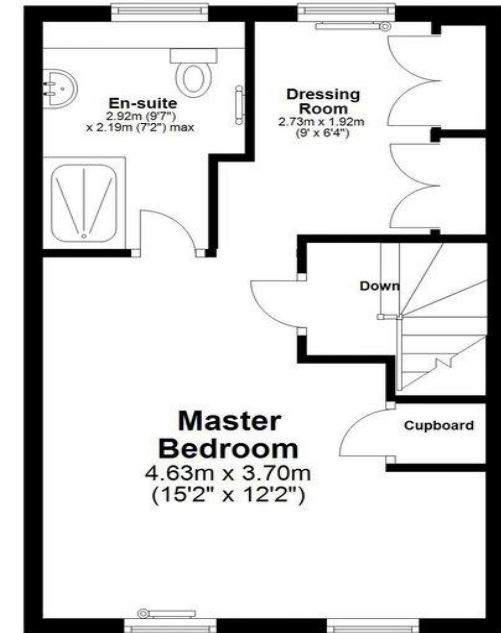
### First Floor

Approx. 36.6 sq. metres (394.1 sq. feet)



### Second Floor

Approx. 36.7 sq. metres (394.6 sq. feet)



Total area: approx. 126.3 sq. metres (1359.6 sq. feet)