

Weavers Close

Malmesbury



LOCKSTONES
ESTATE AGENTS

4 Weavers Close

Malmesbury

Guide Price: £269,950

Extended Family Home ~ Three Bedrooms ~ Open Plan Living Space
Kitchen Diner ~ Enclosed Rear Garden ~ Parking ~ EPC Rating:

Extended and improved family home on the popular Reeds Farm development, close to local amenities and the OFSTED rated 'Outstanding' primary and secondary schools. Having undergone extensive work this family home offers a warm open plan living space which spans nearly 35 feet from front to back with oak flooring throughout, opening up to the enclosed rear garden.

The garage has been converted, with a storage area to front and dining room with an enclosed office area.

Three bedrooms and family bathroom complete the upstairs and the property features
driveway parking to the front for two vehicles.

For those looking for an additional space, the property also has planning permission for a loft conversion.



Ground Floor

Kitchen / open plan living area 23'4 x 12'07 (m x m)

Door to front. UPVC double glazed window to front. Oak flooring throughout. Parlour Farm kitchen with range of built-in wall and base units with oak worktops. Belfast sink with mixer tap over. Built-in dishwasher. 'Beko' range cooker (approx. 6 months old) with double oven with extractor over. Tiling to principle areas, downlights and spotlights. USB plug sockets. Three radiators. Opening to:

Dining Room

12'2 x 10'8 (4.7m x 3.3m)

Oak flooring throughout. Downlights. Built-in office space/storage with spotlights. Door to:

Cloakroom And Storage

Oak flooring. Low-level WC, wall mounted hand wash basin. Heated towel rail. Downlight. Radiator. Separate storage area with light.

Lounge 21'06 x 9'04 (m x m)

UPVC double glazed window to rear. UPVC double glazed French doors to rear. Oak flooring, dimmer operated downlights. Feature brick fireplace with stone hearth with log burning stove.

First floor

Master Bedroom

(m x m)

UPVC double glazed window to front. Double built-in wardrobes. Spot lights. Loft access via hatch. Television socket. Telephone socket. Radiator

Bedroom Two

(m x m)

UPVC double glazed window to rear. Built-in storage cupboard and open storage area. Radiator.

Bedroom Three

(m x m)

UPVC double glazed window to front. Loft access via hatch. Radiator.

Family Bathroom

UPVC double glazed window to front. Tiled bath area with rainhead shower over. Low-level WC. Hand wash basin over vanity storage cupboard. Downlights. Extractor fan. Heated towel rail.



Exterior

Off road parking to front for two cars.
Enclosed bin storage area. Converted garage
now offering locked storage to front.
Outside mains water tap.

Rear Garden

Patio area. Predominately laid to lawn.
Decking area. Garden shed with power
supply and lighting. Flower bed with inset
lighting. Mains water tap.

Information

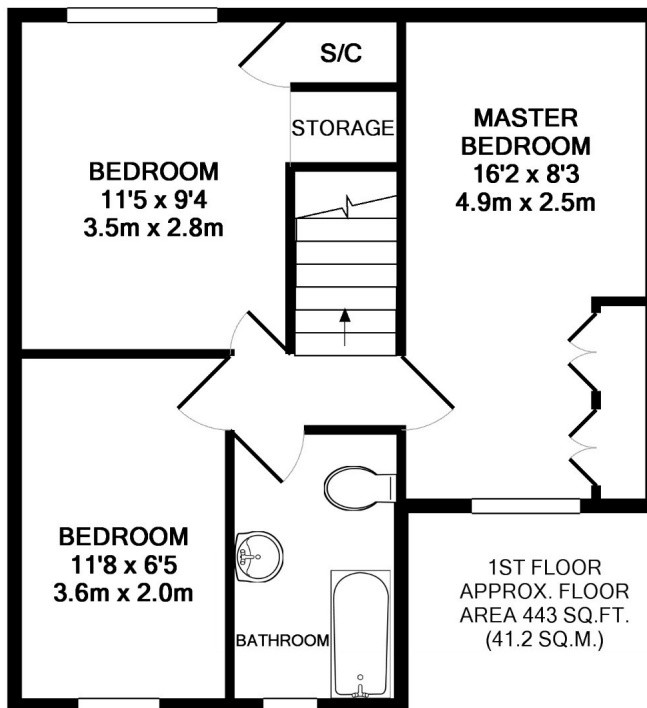
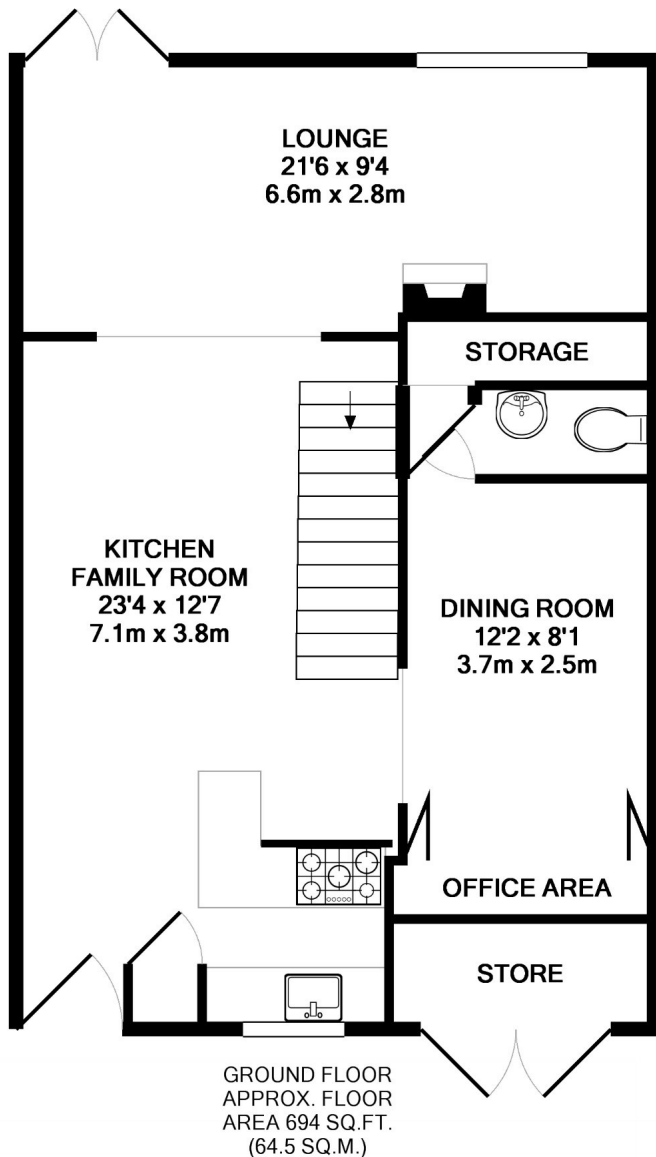
Planning permission for loft conversion, with
the possibility of extending the upper floor
over the rear extension (subject to usual
planning permissions)

Location

Located on the popular Reeds Farm
development, the property is ideally
positioned close to local amenities such as
the OFSTED rated ‘Outstanding’ Primary
and Secondary schools and the local
supermarket. The vibrant High Street is also
only a short walk away.







TOTAL APPROX. FLOOR AREA 1137 SQ.FT. (105.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing Arrangements

Please call the Malmesbury

office on

01666 338633

or email:

malmesbury@lockstones.co.uk

in order to arrange an
accompanied viewing on the
property.

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