



📍 2 Brooke Close, Malmesbury, Wiltshire, SN16 9FJ

🏠 Guide Price £400,000

A well proportioned four bedroom semi detached townhouse offering versatile accommodation arranged over three floors with a garage, off road parking and delightful west facing garden.

- Three Storey Town House
- Beautifully Presented Interior
- Four Generous Bedrooms
- Contemporary Open Plan Kitchen/Dining Room
- En Suite + Family Bathroom
- Spacious Sitting Room With Juliette Balcony
- Landscaped Rear Garden
- Garage + Parking
- West Facing Aspect
- Close To Riverside Walkways

🏡 Freehold

🏠 EPC Rating C



A modern four bedroom semi detached town house, located in a secluded setting at the rear of this attractive riverside development. The well proportioned and versatile interior is arranged over three floors and is beautifully presented throughout. The ground floor comprises an entrance hall with cloakroom and a magnificent open plan kitchen/dining room. The kitchen is fitted with a comprehensive range of built-in wall and base units complemented by a range of integrated appliances to include a Miele induction hob, oven, microwave and dishwasher. There is a spacious sitting room with Juliette balcony overlooking the garden and master bedroom with en suite shower room on the first floor. Stairs from the landing rise up the second floor with three further generous bedrooms and a family bathroom. Externally the delightful west facing rear garden has been thoughtfully landscaped to be easy to maintain with a lovely patio extending to the rear of the property. Stairs rise up to a further seating area with artificial lawn, all enclosed by an attractive fenced boundary. There is a single garage and allocated parking space directly in front of the property.

### SITUATION

The property is located in a delightful setting and forms part of the Cowbridge Mill development which is located on the rural edge of Malmesbury overlooking the River Avon. The old and new blend perfectly in Malmesbury, narrow medieval streets, ancient monuments and historic gems are complimented by modern shopping and quaint boutiques. This thriving pretty market town offers a wealth of buildings of architectural interest including its 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 an hour.

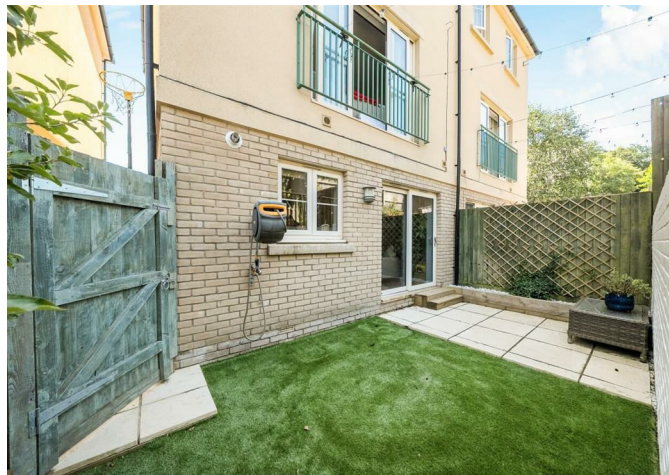
### PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: C

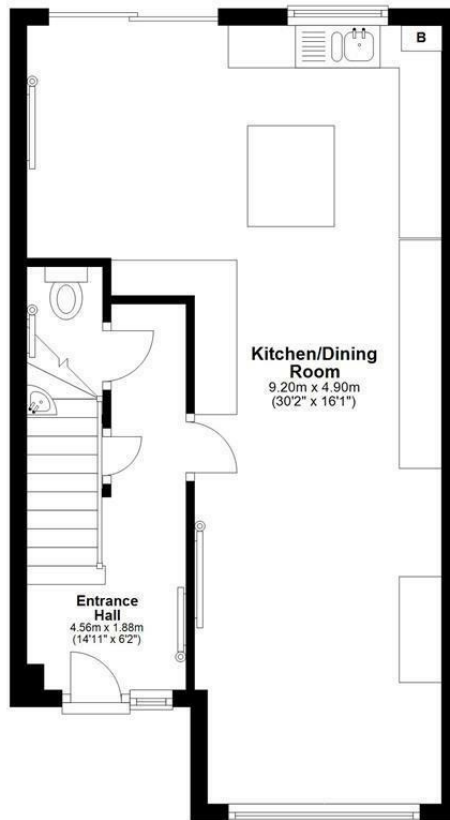
Council Tax Band: D

Mains water, gas and electricity. There is an annual service charge of approximately £415.85 for upkeep of the communal grounds of the development.



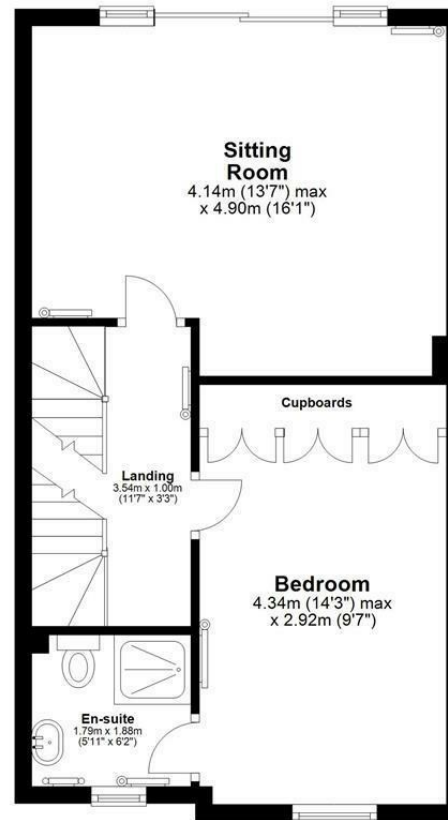
### Ground Floor

Approx. 42.2 sq. metres (453.9 sq. feet)



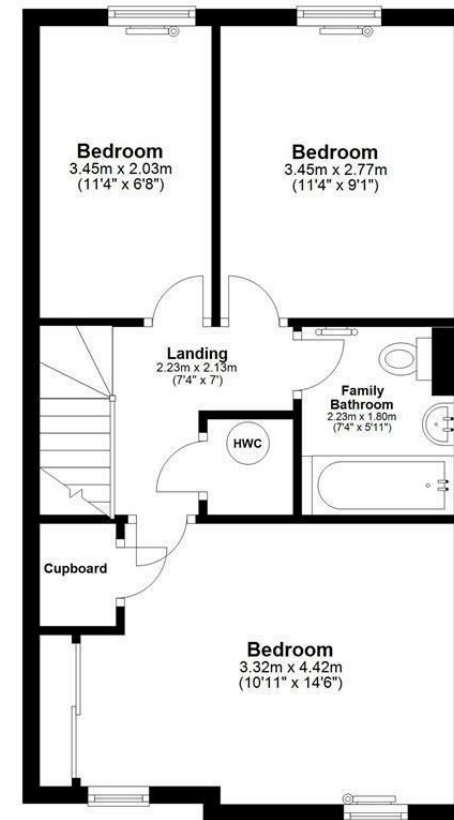
### First Floor

Approx. 44.6 sq. metres (479.9 sq. feet)



### Second Floor

Approx. 44.6 sq. metres (479.9 sq. feet)



Total area: approx. 131.3 sq. metres (1413.7 sq. feet)

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.