



📍 16 Gleiser View, Malmesbury, Wiltshire, SN16 0FZ

🏠 Guide Price £450,000

Constructed in 2024, this tastefully presented four-bedroom detached family home occupies an enviable position within a delightful cul-de-sac setting,

- Modern Family Home
- Built In 2024 By Persimmon Homes
- Four Bedrooms
- En suite + Family Bathroom
- Two Reception Rooms
- Open Plan Kitchen Breakfast Room With Appliances
- Utility Room + Cloakroom
- Good Sized Rear Garden
- Driveway & Garage
- No Onward Chain

🏡 Freehold

🏠 EPC Rating A



A recently constructed four-bedroom detached family home, situated within the popular Backbridge development by Persimmon Homes in 2024. The well-presented accommodation is arranged over two floors and includes a dual-aspect sitting room, a separate dining room, and an open-plan kitchen/breakfast room fitted with a range of integrated appliances. The kitchen also provides access to a practical utility room and cloakroom. Upstairs, the property offers a principal bedroom with en suite shower room, three further bedrooms, and a family bathroom. Outside, the generously sized rear garden is mainly laid to lawn and enclosed by a walled boundary, while a driveway to the side leads to a detached single garage.

SITUATION

Located in a delightful setting on the recently constructed Backbridge development on the northern edge of this historic town and within a short distance of country walks and the picturesque River Avon. Malmesbury is reputed to be the oldest borough in the country dating back to the 11th Century. This thriving pretty 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: A

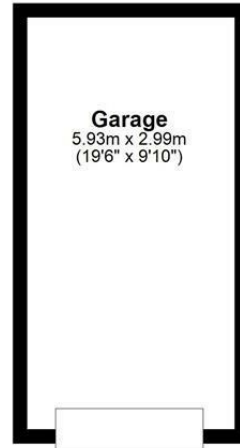
Council Tax Band: E

All mains services to include gas heating.

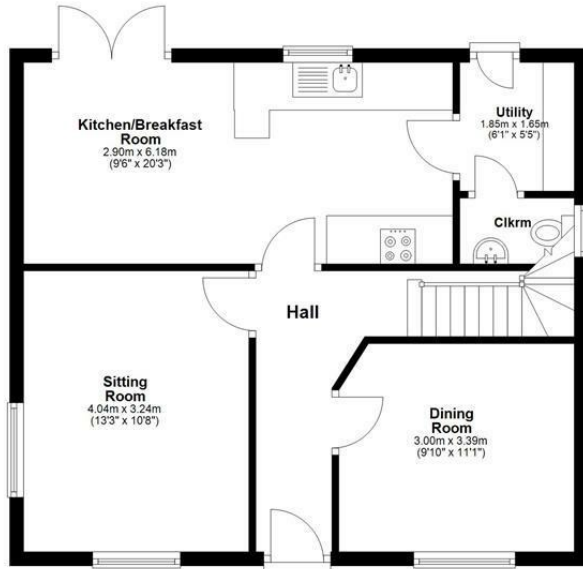


Ground Floor

Approx. 73.6 sq. metres (791.9 sq. feet)

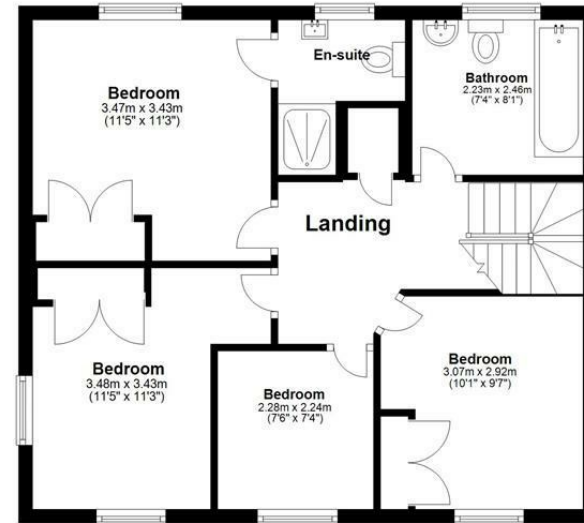


Garage
5.93m x 2.99m
(19'6" x 9'10")



First Floor

Approx. 46.2 sq. metres (497.6 sq. feet)
(excluding Bedroom)



Total area: approx. 119.8 sq. metres (1289.5 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.