



hunter
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35 Carnival Close, Malmesbury, Wiltshire, SN16 9FY

An attractive and well-designed four-bedroom detached home, situated on one of Malmesbury's maturing developments. Benefitting from a south-facing garden, garage and off-street parking with an EV charging point.

Carnival Close is a peaceful no-through road comprising a collection of attractive modern homes built by Bloor Homes as part of the Filands development. Now around nine years old, this detached home, constructed of reconstituted Cotswold stone, offers sociable and flexible accommodation extending to approximately 1,474 sq.ft., ideally suited to modern family living.

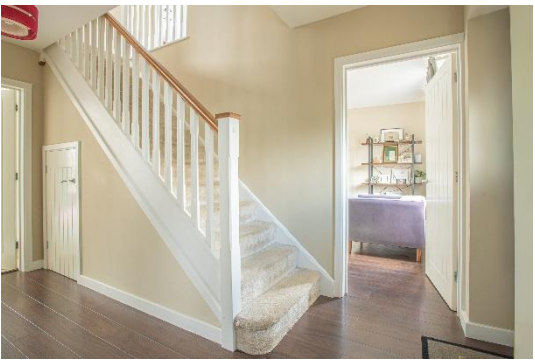
The property is entered via the front door into a welcoming entrance hall, providing access to all ground floor rooms, together with a staircase rising to the first floor and a useful understairs storage cupboard. Positioned to the right-hand side, the spacious open-plan kitchen, dining and family room extends the full depth of the property and enjoys an abundance of natural light thanks to its dual aspect and skylights above the kitchen area. The front section is currently arranged as a comfortable television area, flowing naturally into a central dining space before reaching the contemporary fitted kitchen to the rear. The kitchen is fitted with an attractive range of wall and base units together with a central island, collectively providing excellent storage and generous worktop space. Integrated appliances include a double oven, electric hob with extractor hood, fridge freezer and dishwasher. Wood-effect flooring flows seamlessly throughout the room, while French doors and a partially glazed side door provide direct access to the garden.

Accessible from both the hallway and the kitchen, the principal reception room serves as an excellent sitting room and also benefits from French doors opening onto the rear garden. A second reception room provides a versatile space, ideal as a study, playroom or snug. Completing the ground floor is a practical utility cupboard, accessed from the hallway, with space and plumbing for a washing machine and additional space for a tumble dryer, together with an adjacent cloakroom fitted with a WC and wash hand basin.

Rising to the first floor, the central landing provides access to all four bedrooms, each of which is a comfortable double, together with the family bathroom. The principal bedroom benefits from fitted wardrobes and an en-suite shower room. Both the family bathroom and en-suite are finished with contemporary white suites and neutral tiling to the wet areas, with the added advantage of natural light provided by windows.

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

EPC Rating: B (86).

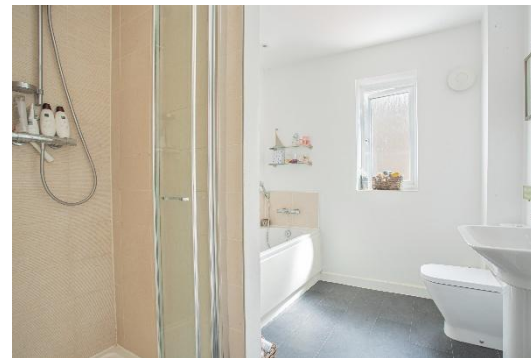


There is an annual estate maintenance charge payable for the Filands development of approximately £220 per annum, contributing towards the upkeep and management of the communal areas.

Externally, the rear garden enjoys a desirable southerly aspect, ensuring excellent levels of sunlight throughout the day. Designed for ease of maintenance, it comprises a paved patio extending across the rear of the house with a level lawn beyond. The garden enjoys a good degree of privacy and is enhanced by two maturing trees along the rear boundary. Gated access is provided to both sides of the property, with one side leading to the driveway, which benefits from an EV charging point, and the tandem garage. The garage is equipped with power and lighting.

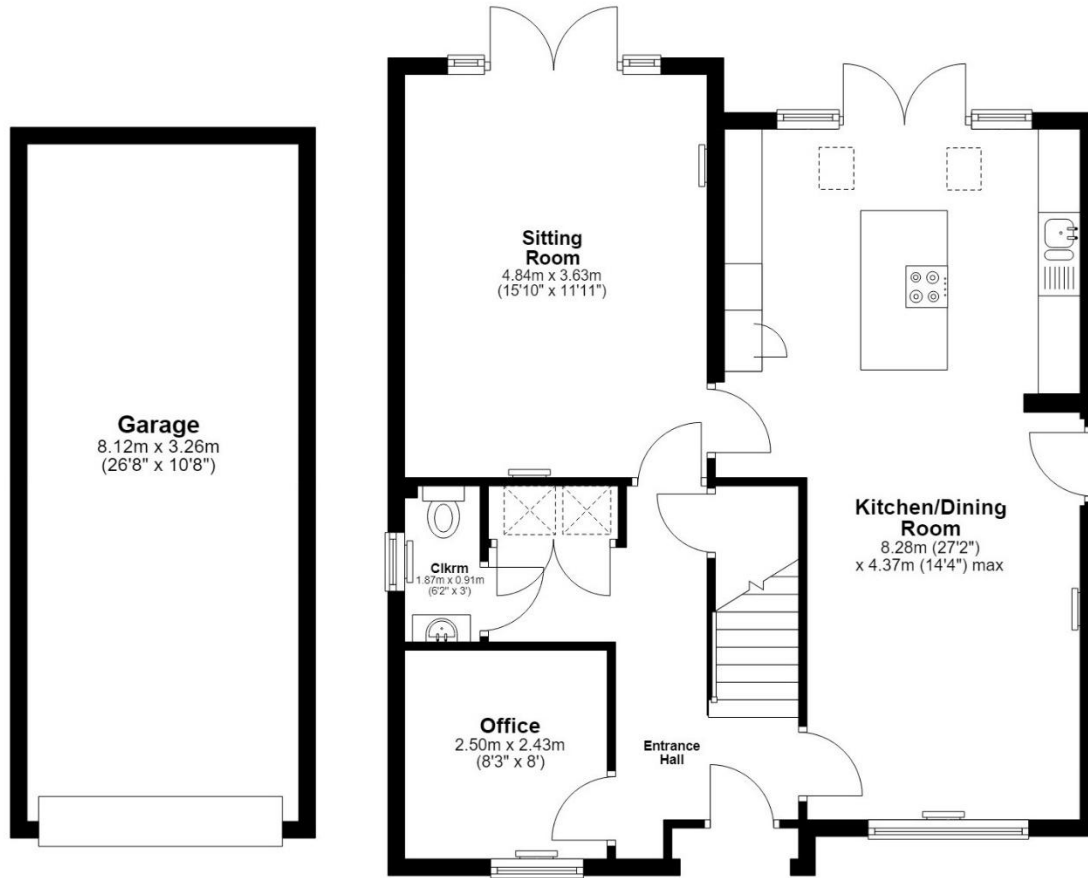
The historic market town of Malmesbury offers an excellent range of independent shops, cafés, pubs and restaurants, together with everyday amenities including Waitrose, Aldi, Co-op, a post office and a popular weekly artisan market. The town is well served by highly regarded primary schools and a secondary school rated Outstanding in its most recent Ofsted inspection. Communication links are excellent, with Junction 17 of the M4 providing convenient 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 £595,000



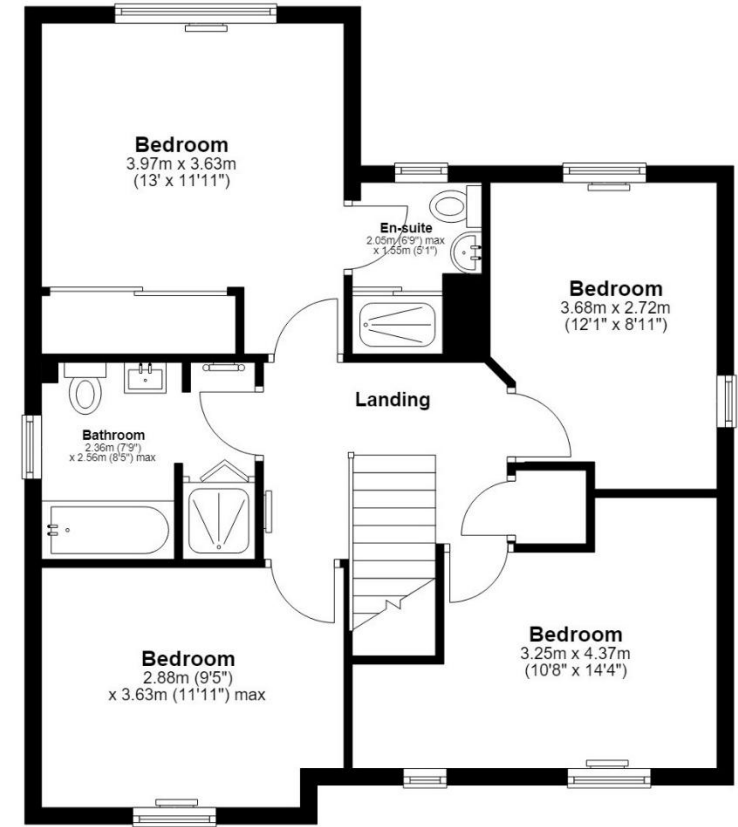
Ground Floor

Main area: approx. 71.7 sq. metres (771.5 sq. feet)
Plus garages, approx. 26.5 sq. metres (284.9 sq. feet)



First Floor

Approx. 65.3 sq. metres (703.0 sq. feet)



Main area: Approx. 137.0 sq. metres (1474.5 sq. feet)
Plus garages, approx. 26.5 sq. metres (284.9 sq. feet)