



4 Brooke Close, Malmesbury

Price Guide £375,000

An immaculately presented three storey home (1431 sq ft) on the edge of the town, with open aspect to the rear.

4 bedrooms, en suite shower room, family bathroom. Sitting room with views to the rear, well equipped kitchen/dining/family room, cloakroom. Garage, allocated parking, enclosed west facing garden.



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The Property

This three storey home was built in 2011 by Redrow Homes and is part of the Cowbridge Mill development located on the eastern edge of the town, with easy access to the town and countryside walks. It is the 'Langley' style of home and carries the residue of a 10 year NHBC warranty. The property is beautifully presented and benefits from an east-west orientation, making the house light and airy.

The Accommodation

The front door leads into a hall with staircase to the first floor, a cupboard under and also the cloakroom. A door off leads to the fabulous open plan kitchen/dining/family room which is dual aspect. This is a great family space with a well equipped kitchen with cream units and an island unit. The fridge, freezer, dishwasher and washing machine are all integrated while the electric oven, microwave, gas hob and extractor hood are all built-in. Sliding doors provide access to the garden to the rear. On the first floor is the sitting room with doors opening to a Juliet balcony making the most of the views over the countryside to the rear. Also on this floor is the master bedroom with an en suite shower room. On the top floor are three further bedrooms, two doubles and a good single, plus the family bathroom with shower over the bath. The airing cupboard has a pressurised hot water cylinder and from the landing there is loft access.

Outside

The enclosed rear garden is terraced on three levels and enjoys a westerly aspect. There is a decked area adjoining the house and steps up to a paved area with artificial grass and a shrub border

beyond, There is gated side access, an outside tap.

Garage

5.20m by 2.79m (17'1" by 9'2")

A short distance from the house with an 'up and over' door to front and eaves storage space.

General

All mains connected. The gas boiler is in the kitchen and supplies central heating and hot water. Council Tax Band D - £1,753.58 payable for 2019/20. EPC rating Band C - 80. Full report on our website or paper copy on request.

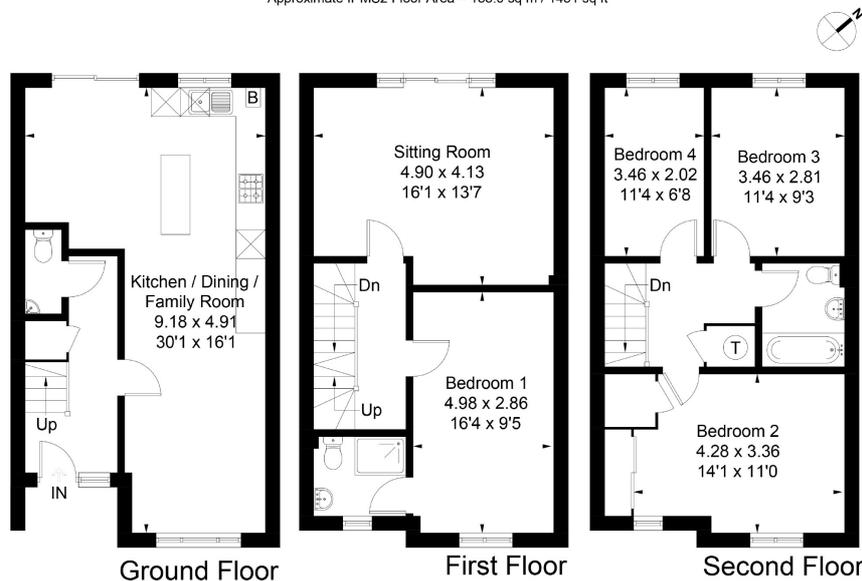
Location

Malmesbury lies close to the border of Wiltshire and Gloucestershire, 14 miles south of Cirencester and 10 miles north of Chippenham, with Swindon 16 miles to the east and Bath 24 miles to the west. It has a good selection of shops including a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and an Ofsted rated Outstanding secondary school. J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham, Kemble and Swindon.

Directions to SN16 9FJ

Proceed down Malmesbury High Street, over the River bridge and at the Priors roundabout go straight over onto the B4042 Swindon Road. At the bottom of the hill, turn left into the Cowbridge Mill development. Continue along Sir Bernard Lovell Road and take the second left hand turning into Brooke Close.

Approximate IPMS2 Floor Area = 133.0 sq m / 1431 sq ft



Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 229686

While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.