



10 Aubrey Rise, Malmesbury

Price Guide £435,000

An immaculate and spacious bungalow (1367 sq ft) in a quiet spot adjoining fields, on the edge of the popular Reeds Farm Estate.

3 bedrooms, 2 bath/shower rooms - one en suite. Porch, hall, sitting room, dining room, conservatory, refitted kitchen/breakfast room, side porch, utility area.
Garage, parking, well tended gardens to front and rear.



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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.

The Property

This immaculately presented bungalow was built in 1996 by Persimmon Homes. It has elevations of reconstituted stone beneath a tile covered roof and a UPVC conservatory has been added at the rear. The windows and external doors have been replaced with UPVC double glazed units. The kitchen and en suite shower room have been refitted to a good standard in recent years and an entrance porch has been added adjacent to the kitchen, which also provides access to the utility area and garage. The heating costs have been reduced by virtue of cavity wall and additional loft insulation to the latest standards. NB: The current owners have upgraded the conservatory, replaced the external doors, updated the fireplace and fitted a gas fire in the sitting room, redecorated and re-carpeted throughout.

The Accommodation

The UPVC front door leads into a hall with access to the part boarded loft which has a ladder and light. On the right is the good size sitting room, which has an open fireplace fitted with a gas fire and two south facing windows. The dining room has access to the kitchen and sliding patio doors into the conservatory, which has a tiled floor and French doors into the garden. The kitchen has recently been refitted with a good range of units, integrated dishwasher, built in double oven, gas

hob and extractor over. The side porch has a tiled floor matching the kitchen, and is effectively the main entrance, by virtue of being adjacent to the driveway. Bedroom one at the front has built-in wardrobes, together with a fully tiled en suite shower. Bedroom two also has fitted wardrobes and bedroom three is currently used as a study. The family bathroom has a white suite and airing cupboard, which includes the hot water cylinder and the pump for the shower in the en suite.

Outside

The flat tarmac drive is two cars wide and serves both this and the neighbouring property. There is parking for several cars to the front and side of the garage. The lawned front garden has a border and trees. Gated access to the left hand side leads to the attractive rear garden which has a paved area, lawn and well stocked borders. There is a beech hedge to the side and a fence to the rear, adjoining farmland.

Garage

Single up and over door plus pedestrian door to front. Power and light. Plumbing for washing machine, space for freezer and tumble drier. Side door to garden.

Services

All mains connected. The gas boiler is in the kitchen.

Local Authority

Wiltshire Council Offices, Monkton Park, Chippenham, Wilts, SN15 1ER. Tel: 01249 706111, www.wiltshire.gov.uk

Council Tax

Band E - £2,375.39 Payable for 2019/20.

Directions

At the top of Malmesbury High Street bear left and continue past the Abbey to the Triangle. Turn right and proceed down Gloucester Road over the roundabouts and branch right onto the Reeds Farm Estate. Turn left into Webbs Way and take the fourth right into Lacemakers Road and then first left into Aubrey Rise.

