

28 Niebull Close, Malmesbury, Wiltshire, SN16 9TX

Detached Modern Home
3 Bedrooms
Open Plan Reception
Kitchen with Utility/WC
Driveway and Garage
Good-sized Rear Garden
Walking distance to amenities



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4 The Old School, High Street, Sherston, SN16 0LH
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Approximately 972 sq ft

Price Guide: £365,000

‘This attractive red brick detached home is conveniently located within easy walking distance to amenities and the town centre’



The Property

This detached modern home is set within the highly popular Reeds Farm development which is conveniently situated for easy access to the town's amenities and road networks alike. The property has been well-maintained and offers accommodation extending in all to 972 sq.ft. arranged over two floors. On the ground floor, a front porch opens to the living room with features a gas fireplace and is open plan to the dining room benefitting from double doors to the garden making the whole area light and airy. Adjoining the dining room, the kitchen is well-equipped with integral appliances including fridge, freezer, and dishwasher. Off the kitchen there is a useful utility room and separate WC. Upstairs, there are three bedrooms, two of which boasting ample fitted wardrobes. The generous bathroom is complete with a bath, separate shower with power shower and heated mirror above the basin.

Externally, there is a front lawn parallel to the driveway providing private parking in front of the garage which also has side access. The rear garden is good-sized, laid for easy maintenance with a patio terrace, well-stocked planted borders and a timber shed at the end.

Situation

Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire, the town is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great. Today, the High Street has numerous independent shops, pubs and restaurants including a new Waitrose store and a regular weekly Farmer's market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4

motorway (J17) to the south provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).

Tenure & Services

We understand the property is Freehold with gas fired central heating, mains drainage and water.

Directions

From the centre of Malmesbury head in the Tetbury direction and by the Coop supermarket take the third exit off the roundabout into Reeds Farm. Bear left onto Webbs Way then take the second left into Niebull Close to locate the property shortly after on the right. Sat nav postcode SN16 9TX

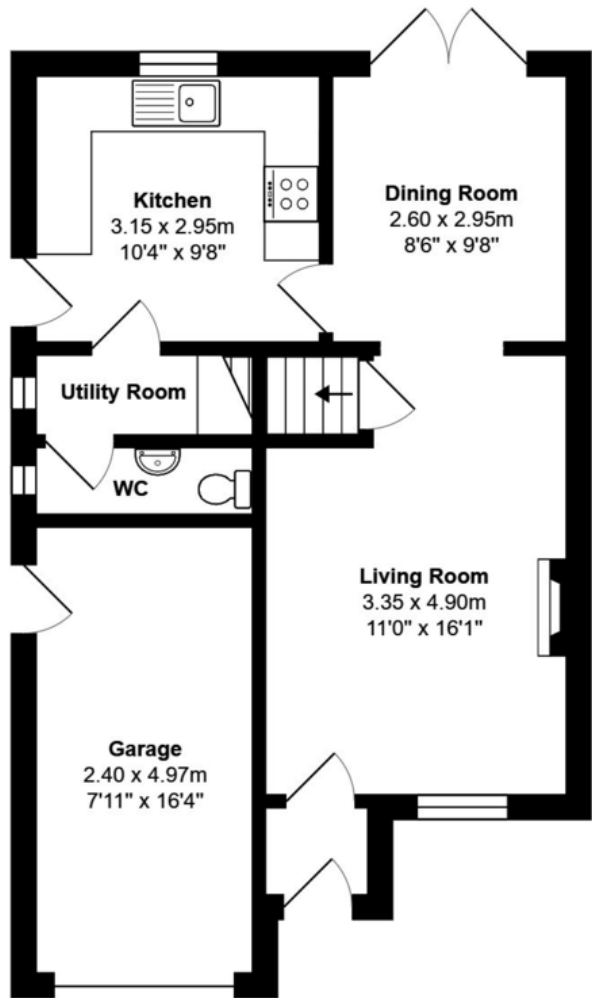
Local Authority

Wiltshire Council

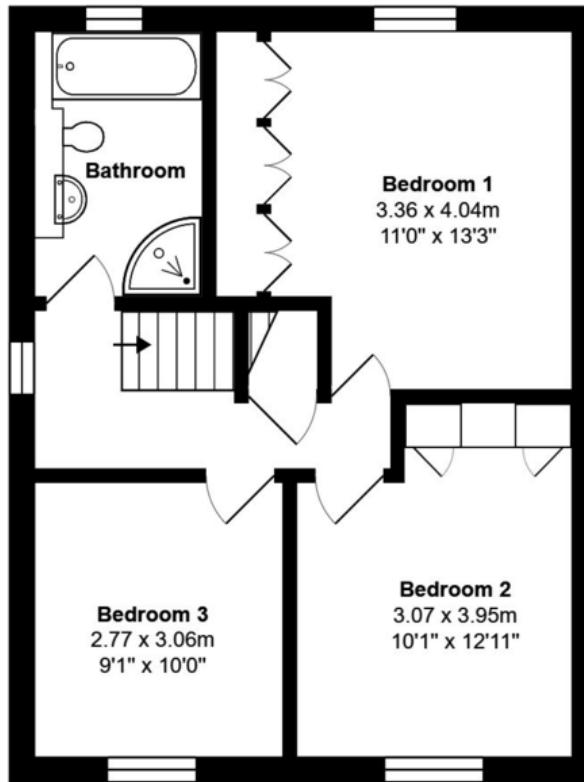
Council Tax Band

D £2,018





Ground Floor



1st Floor

Total Area: 90.3 m² ... 972 ft² (excluding garage)

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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