



JAMES PYLE & CO.

4 Hanks Close, Malmesbury, Wiltshire, SN16 9UA

Semi-detached modern home  
South-facing garden  
Generous private parking  
Detached garage with power  
3 bedrooms  
Modern fitted kitchen and bathroom  
Walking distance to town centre  
Approximately 872 sq ft



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £350,000**

‘With a lovely, larger than average south-facing garden, this semi-detached home also boasts a generous amount of private parking and garage’

### The Property

This semi-detached modern home boasts a larger than average sized south-facing garden. The property is located in the popular Reeds Farm development which is conventionally positioned for easy access to Malmesbury town's amenities and schools. Constructed of attractive red brick elevations, the internal accommodation is well-presented extending in all to 872 sq.ft. arranged over two floors. The ground floor has a front porch opening to a living room leading through to the light-filled kitchen with adjoining conservatory. The kitchen is well-equipped with stylish gloss units incorporating integrated appliances such as a fridge/freezer, dishwasher, washing machine and gas hob Range cooker. The conservatory is usable all year round with central heating. Upstairs, there are three bedrooms and a modern bathroom fitted with a shower over the bath. The principal bedroom has generous fitted wardrobes.

The external aspect has been very well-configured for a generous amount of parking with a driveway to both the front and side while the side driveway continues through double timber gates leading to a garage. The detached garage benefits from power and eaves storage above. The sunny south-facing garden is laid to a large paved patio area with adjoining lawn at the far end besides a large timber shed. The garden area is fully enclosed providing great security for children and pets.

### 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 Aldi, 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 mains gas central heating, mains drainage, water and electricity.

### Directions

From the centre of Malmesbury head in the Tetbury direction and on by the Coop supermarket take the third exit off the

roundabout into Reeds Farm. Proceed along the road taking the third left into Michael Pym's Road. Hanks Close is the third turning on the left and number 4 is located after a short distance up on the left. Sat Nav postcode SN16 9UA.

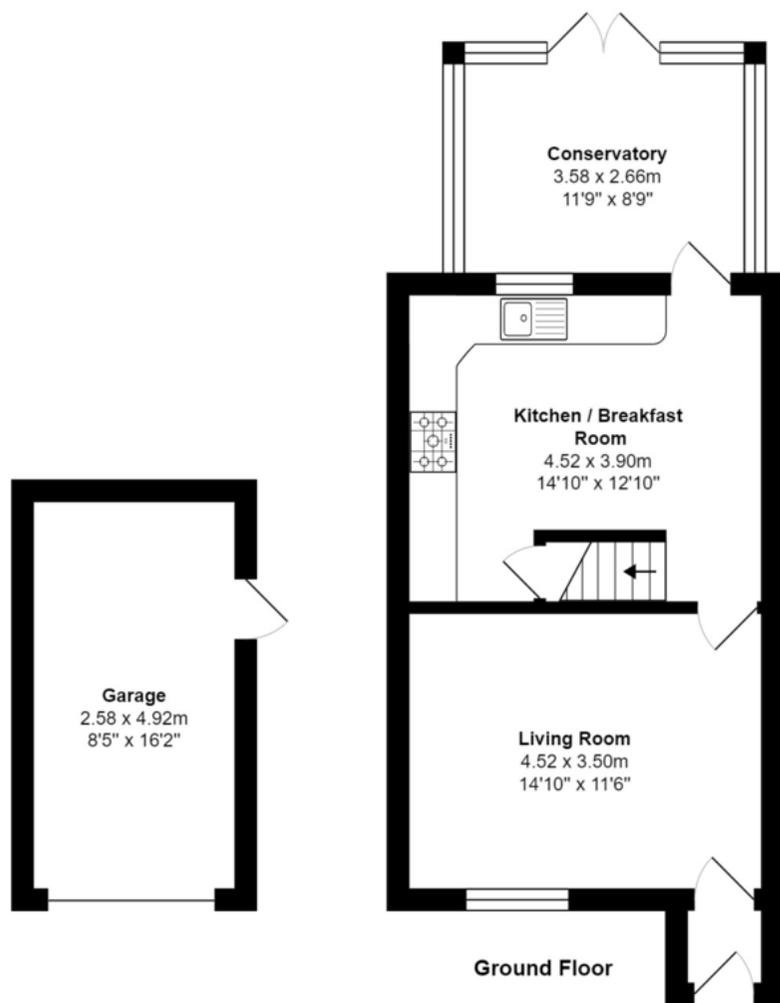
### Local Authority

Wiltshire Council

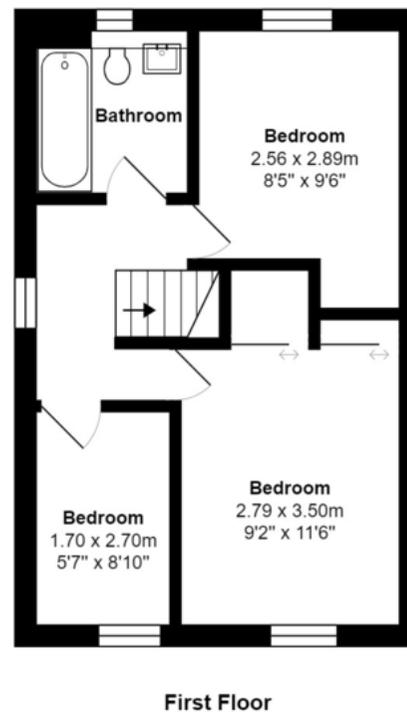
### Council Tax Band

C £1,880





EPC Graph to follow



Total Area: 81.0 m<sup>2</sup> ... 872 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



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