

# 6 John Betjeman Close

Malmesbury



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*Semi Detached House ~ Three Bedrooms ~ Two Reception Rooms ~ Enclosed  
Rear Garden ~ Driveway Parking ~ Epc Rating: TBC*

6 John Betjeman Close is a three bedroom semi detached home located on the popular Reeds Farm Estate, in Malmesbury.

The ground floor comprises a living room which benefits from a gas fire, dining room with double doors opening onto the rear garden and fitted kitchen.

On the first floor are three bedrooms, with two benefitting from fitted storage and the family bathroom.

Externally, the property comprises a fully enclosed rear garden which is predominantly laid to lawn, part patio. The front garden is also laid to lawn with driveway parking.



### **Entrance Porch**

UPVC double glazed door with obscured glass panels. Wood effect laminate flooring. Radiator. Doors to:

### **Living Room**

UPVC double glazed window to front. Feature marble fireplace with inset gas flame fire. Wood effect laminate flooring. Television and telephone point. Radiator.

### **Dining Room**

UPVC double glazed double doors to rear. Wood effect laminate flooring. Stairs. Radiator. Door to:

### **Kitchen**

UPVC double glazed door and side panel window to rear. Matching range of wall and base units with solid wood worktops over. Inset ceramic sink with mixer tap and tiled splashbacks. Integrated five ring gas hob with electric oven. Space and plumbing for washing machine, dishwasher and upright fridge freezer. Spotlights. Wall mounted combination boiler.

### **First Floor**

#### **Landing**

UPVC double glazed window to side. Radiator. Doors to:



**Bedroom One**

UPVC double glazed window to front. Storage cupboard. Access to loft space. Radiator.

**Bedroom Two**

UPVC double glazed window to rear. Storage cupboard. Television point. Radiator.

**Bedroom Three**

UPVC double glazed window to front. Radiator.

**Family Bathroom**

Obscured UPVC double glazed window to rear. Panel bath with mixer tap and shower attachment over. Fully tiled floor to ceiling. Vanity basin with inset storage unit. Low-level W/C. Tiled flooring. Heated towel rail.

**Externally**

**Rear Garden**

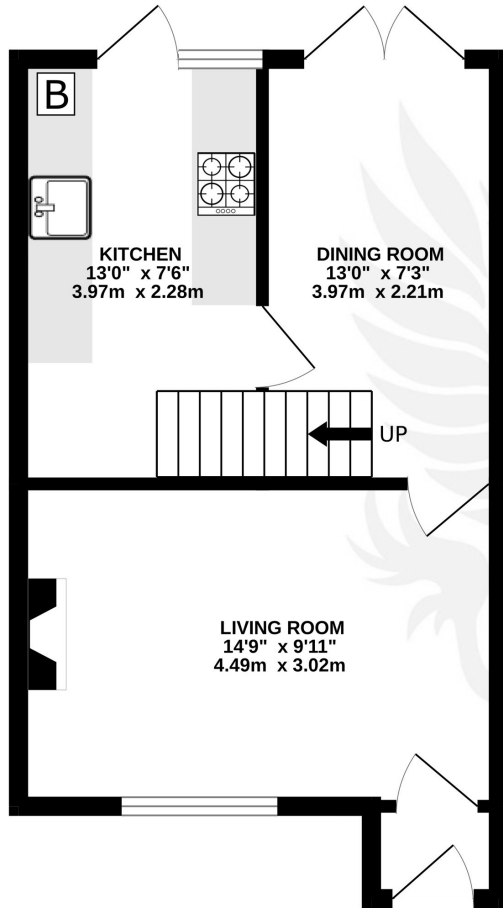
Fully enclosed with timber panel fencing. Laid predominantly to lawn with part patio. Mature tree and shrub borders. Side access.

**Front Garden**

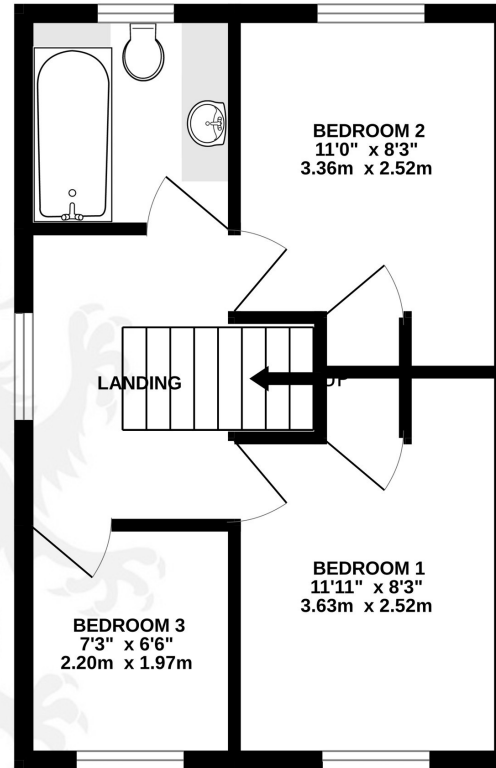
Laid predominantly to lawn. Stone chip driveway, providing off-road parking for multiple vehicles.



GROUND FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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