

# Cole Close

Malmesbury



**LOCKSTONES**  
ESTATE AGENTS

# 4 Cole Close

Malmesbury

Guide Price £435,000

*Four Bedroom Townhouse ~ Spacious And Airy ~  
1344 Sq. Ft ~ Kitchen Diner ~ En Suite ~ Utility Room ~  
~ Cloakroom ~ Carport ~ Virtual Tour Available*

Lockstones is proud to introduce 4 Cole Close. Constructed by Hills Homes, this contemporary townhouse, is conveniently situated within walking distance of all local amenities and riverside strolls.

This impeccably maintained property offers a modern lifestyle with its open plan kitchen and dining area. The kitchen boasts sleek high gloss cabinets and integrated appliances, seamlessly connecting to a spacious dining room that flows into a living room boasting double doors onto the rear garden.

This property offers flexible living spaces, with the fourth bedroom which could be utilised as a study, featuring its own double doors opening onto a rear patio. On the second floor, the main bedroom is accompanied by an en suite, while two more bedrooms and a family bathroom complete the upper level.

Externally, the property boasts an enclosed rear garden with a picturesque vista of mature trees, a single carport and additional allocated parking space

**Entrance Hall**

Brush matting. Stairs to second floor. Radiator with fretwork cover. Door To:

**Bedroom Four / Study**

Double glazed patio doors opening onto the rear garden. Radiator.

**Cloakroom**

Low level w/c and wash hand basin with mixer tap and tiled splashback. Tiled flooring. Radiator.

**Utility Room**

Base units with worksurface over and matching upstands. Inset stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine and condenser. Radiator.

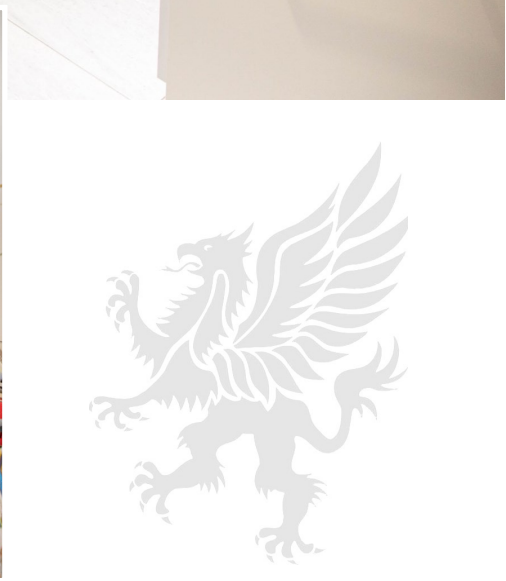
**First Floor**

**Landing**

Radiator with fretwork cover. Doors to:

**Kitchen**

Two double glazed windows to front. Matching range of wall and base units with matching upstands. Inset one an half bowl stainless steel sink and drainer with mixer tap. Integrated oven and gas hob with stainless steel splashback and extractor over. Integrated dishwasher and fridge freezer. Plinth heating. Downlights. Opening to:



## Dining Room

Radiator with fretwork cover. Opening to:

## Living Room

Upvc double glazed window and patio doors opening onto the rear garden. Radiator.

## Second Floor

### Landing

Airing cupboard housing pressurised cylinder. Storage cupboard. Doors to:

### Bedroom One

Upvc double glazed window to front. Built in double wardrobe. Tv point. Radiator. Door to:

### En Suite

Upvc double glazed window to front. Dual flush w/c, pedestal wash hand basin with mixer tap with splash backs, fully tiled shower cubicle with shower over. Chrome heated towel rail. Down lights. Tiled flooring.

### Bedroom Two

Upvc double glazed window to rear. Built in double wardrobes. Loft access. Radiator.

### Bedroom Three

Upvc double glazed window to rear. Radiator.





### Family Bathroom

Tiled walls and flooring. Pedestal wash hand basin with mixer taps, dual flush w/c and panelled bath with mixer taps and shower attachment. Chrome heated towel rail. Shaver point. Extractor fan.

### Externally Rear Garden

Decked area with iron railings. Patio area leads onto an enclosed lawn area with shrub borders.

### Malmesbury

*The market town of Malmesbury sits on the desirable Gloucestershire/Wiltshire borders, just 12 miles from Cirencester, "the capital of the Cotswolds."*

*Reputed to be England's oldest borough - dating from around 880 AD - Malmesbury has a good selection of shops, boutiques, convenience stores, restaurants and pubs including a Waitrose, CO Op and Aldi.*

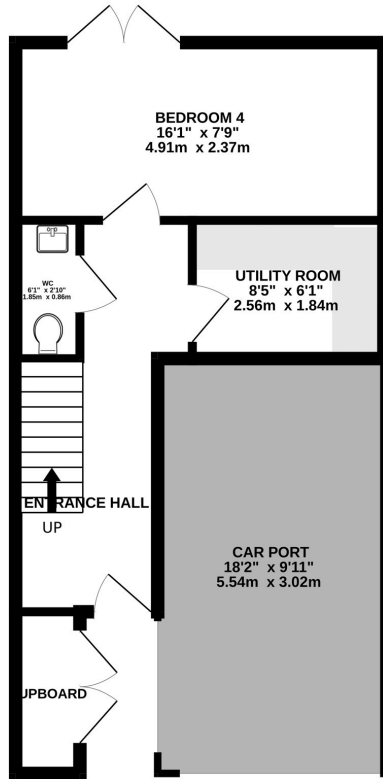
*The town also offers a regular farmers market, a library, museum, leisure centre with pool and OFSTED rated "Outstanding" primary and secondary schools.*

*For commuters, the M4 is only 5 miles. Train access with direct routes to London Paddington are via Kemble (6 miles), Chippenham (9 miles) and Swindon (11 miles).*

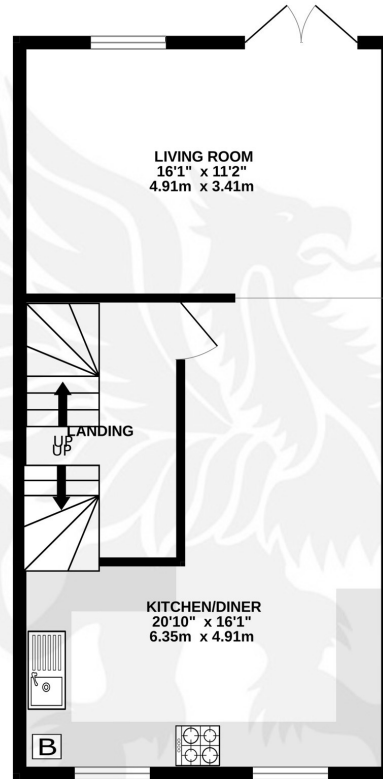




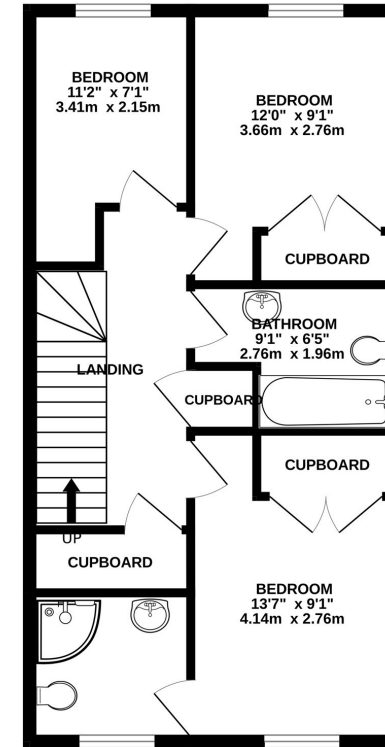
GROUND FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



2ND FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1344 sq.ft. (124.8 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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