



Snell Avenue, Malmesbury
Malmesbury, SN16 9FX

STRAKERS

12 Snell Avenue, Malmesbury,
Wiltshire, SN16 9FX

A recently built three bedroom family home
with beautifully presented and spacious
accommodation arranged over three floors.

- Modern Town House
- Beautifully Presented
- Spacious & Versatile
- Impressive Kitchen
- Magnificent Master Bedroom
- Bathroom + En Suite
- Utility + Cloakroom
- Parking For Three Cars
- Easy To Maintain Garden
- Detached Garage

£388,500



****THREE DOUBLE BEDROOMS**INTERIOR ARRANGED OVER THREE FLOORS** BEAUTIFULLY PRESENTED** GARAGE AND DRIVEWAY FOR THREE CARS****

An internal viewing is strongly recommended to appreciate this attractive semi detached family home located in the heart of this popular development, built in recent years by Bloor Homes to a particularly high standard and specification. The interior, which is beautifully presented throughout, is arranged over three floors comprising a hallway, a bright and spacious sitting room with double doors opening into an impressive fitted kitchen breakfast room with a range of integrated appliances and french doors opening into the rear garden. There is a useful utility room and cloakroom on the ground floor. The first floor boasts a spacious landing, two generous double bedrooms and a family bathroom with separate shower cubicle. Stairs from the landing rise up to the second floor master bedroom suite which is a particular feature of this delightful modern home, to include built-in mirror fronted wardrobes, an en suite shower room and dressing area. Externally the rear garden has been thoughtfully landscaped and designed with low maintenance in mind with artificial grass and a flagstone patio. A latched gate to the side opens onto the driveway with ample parking for three cars. A detached 19'3 x 10'5 garage provides additional parking and storage space.

SITUATION

Located on the recently constructed Filands View development on the northern edge of this historic town and within a short distance of country walks and the picturesque River Avon. Malmesbury is reputed to be the oldest borough in the country dating back to the 11th Century. This thriving pretty town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops, including a Waitrose, award winning schools, and leisure facilities. Early tributaries of The River Avon pass around the town with pretty walks and the countryside close at hand. There are public transport services and good road access to the larger towns of Cirencester, Chippenham, Swindon, Bath and Bristol whilst the M4 junction 17 is only five miles south. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately 1 hour 15 minutes.

INFORMATION

Tenure: Freehold

EPC Rating: B

Council Tax Band: D

All mains services to include Fibre Broadband



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Total area: approx. 118.9 sq. metres (1280.2 sq. feet)

