

Wheeler Way, Malmesbury, Wiltshire, SN16 9GD



Elegant and beautifully presented • Modern detached family home • Kitchen/dining/family room • Useful utility room and separate cloakroom • Principal bedroom with en-suite shower room • Contemporary family bathroom • Single garage with power and lighting, plus driveway parking • Private and enclosed rear garden • EPC B

Wheeler Way,

Malmesbury, Wiltshire, SN16 9GD

Key Features



4
Bedrooms



2
Bathrooms



1
Reception

About the property

An elegant, beautifully presented home, nestled amongst others of a similar size, within walking distance of Malmesbury town centre. Aspirational touches and a discreetly private garden are the order of the day here.

Approached into a lovely sized hallway with enough room to remove coats and shoes, ceramic tiled flooring, downstairs cloakroom, and stairs rising to the first floor with understairs storage.

The sitting room is filled with light from the box bay window overlooking the front aspect. The kitchen-family-dining room has plenty of room for a table, chairs, and a sofa if required, with double doors ready to be thrown open into the garden on those balmy warm summer days. There are numerous upgraded Bosch appliances including an induction hob, built in fridge-freezer, double fan oven and dish washer, as well as a water softener. Adjacent is a useful utility room with planned space for appliances and a door to the driveway at the side of the house.

Upstairs on the first floor landing there is a large airing/storage cupboard. There are several options for bedrooms; one single bedroom which could also be used as an office, and three double bedrooms. The largest double is the master bedroom with built-in wardrobes and a fully tiled en-suite shower room. The family bathroom is contemporary with a bath and shower.

There is driveway parking located to the side of the property leading to the garage benefiting from power and lighting. Private and enclosed rear garden with lawn, easy-to-maintain flower beds and various trees as well as a garden shed and an extended patio housing an outside tap.

Amenities

Malmesbury, one of the oldest boroughs in England is a thriving historic town situated in an ideal location for easy access to the M4, and within easy reach of Cirencester, Swindon, Bristol, Cheltenham and Bath. Railway links from both Kemble and Chippenham are within easy reach.

There are a good range of shops including a new, recently opened Aldi, Coop and a Waitrose store, hotels, eateries, leisure and sporting facilities, primary schools and Ofsted outstanding secondary school in the town, and numerous historical buildings of interest including Malmesbury Abbey and The Market Cross, situated in the heart of the town. All of these facilities are within a reasonable walking distance.

Within the local area a number of places of interest including the world famous Westonbirt Arboretum with 18 thousand trees and shrubs in some 600 acres of beautiful landscaped grounds.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

From our office in Tetbury take the third turning off the roundabout leading into Market Place. Continue into Silver Street and head towards Tetbury Hospital. Follow the road until you reach the mini roundabout outside Malmesbury, take the first exit and follow this road, turn right into Snell Avenue, turning right into Wheeler Way continue for a short while and the property will be found on the left hand side.

What 3 Words: ///circling.amounting.scrum

Services & Tenure

The tenure is Freehold.

There is a service/maintenance charge of £186 per annum.

Local Authority

Wiltshire Council

Council Tax Band: E

Our reference

TET/JR/RN/17022025

We'd love to hear from you

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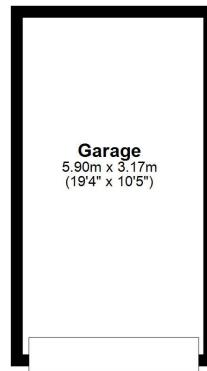
what the owner said

"Perfectly sized house that's easy to live in and incredibly energy efficient. The bigger than average garden is lovely and private, and gets the sun all day. You will be in a safe and friendly area that is ideal for all ages and for raising a family too. Superb access to the M4 (London to Bristol and M5), 20 minute walk into town and 5 minutes to Aldi. Ofsted Outstanding secondary school. A stone's throw from Cotswold countryside and everything the Cotswolds have to offer without the big price tag."



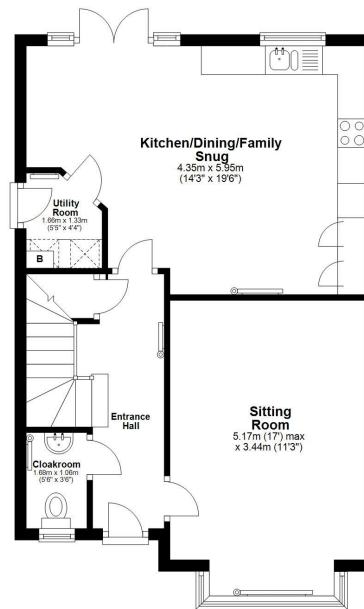






Ground Floor

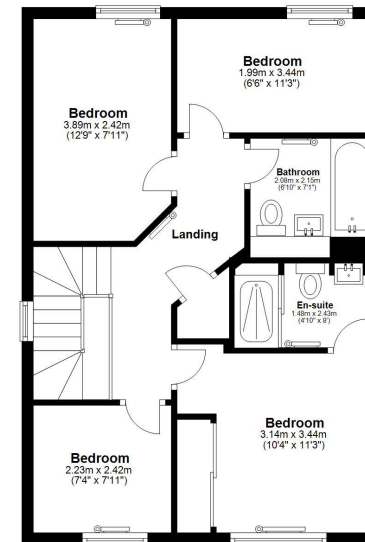
Main area: approx. 53.5 sq. metres (575.9 sq. feet)
Plus garages, approx. 18.7 sq. metres (201.2 sq. feet)



Main area: Approx. 107.0 sq. metres (1151.9 sq. feet)
Plus garages, approx. 18.7 sq. metres (201.2 sq. feet)

First Floor

Approx. 53.5 sq. metres (575.9 sq. feet)



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

