



JAMES PYLE & CO



21 Avenue De Gien, Malmesbury, Wiltshire, SN16 9GX

Semi-detached three-storey house
Extended and configured accommodation
3 double bedrooms
Bathroom and en-suite
Open plan kitchen/dining room
Sitting room with wood-burning stove
Private off-street parking
Larger than average garden
Garage
Walking distance to amenities



01666 840 886
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £385,000

Approximately 1,346 sq.ft excluding garage

‘This extended semi-detached house offers reconfigured open plan living space coupled with a larger than average garden, a garage and private parking’



The Property

This semi-detached modern house is situated within a popular residential road conveniently close to Dyson HQ, schools and within walking to Malmesbury town centre. The accommodation spans over three floors and in recent years has the excellent addition of an extension creating a light-filled sitting room whilst reconfiguring the ground floor layout as open plan. The well-proportioned interior extends to around 1,346 sq.ft.

A ground floor entrance hall has a WC off and smart fitted storage beneath the stairs. The remodelled kitchen and dining room are now open plan to one another providing a spacious room for hosting and every day family life. The kitchen has plenty of fitted units alongside a breakfast bar. The newly added sitting room is a lovely room with bi-folding doors flowing out to the garden and a cosy wood-burning stove. On the first floor, there are two double

bedrooms and the main family bathroom which has been updated. The top floor comprises a fantastic principal bedroom suite which includes a double bedroom with storage, an en-suite shower room plus a versatile dressing room/office.

To the side of the house there is a tandem driveway providing private parking for 2 cars in front of the garage. The garage has rear access and power connected. The rear garden is larger than average and has been landscaped with a composite decked terrace, a lawn with colourful borders, and a further seating area at the foot of the garden covered by a pergola.

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).

Additional Information

We understand the property is Freehold with mains gas central heating, mains drainage, water and electricity. Superfast broadband is available and there is excellent mobile phone coverage. Information taken from the Ofcom

mobile and broadband checker, please see the website for more information.
Wiltshire Council Tax Band D.

Directions

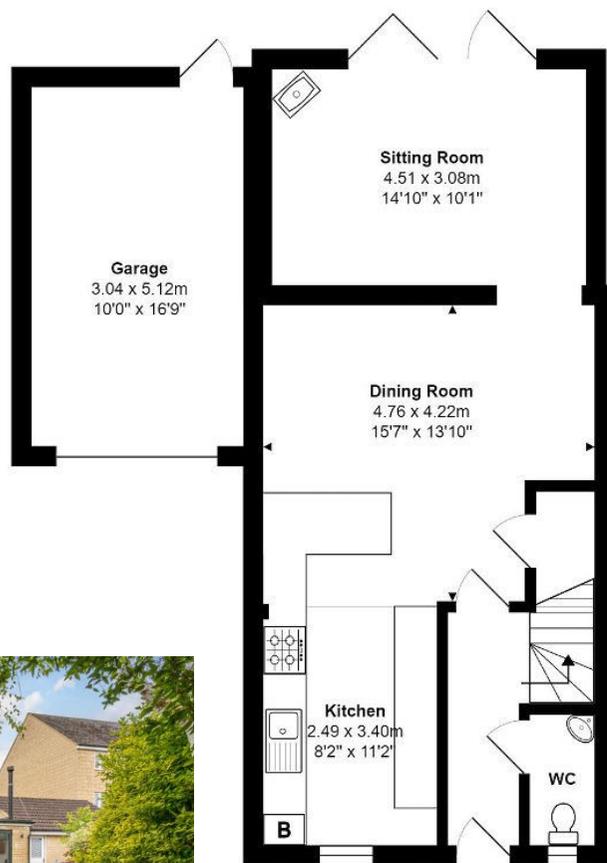
Follow Gloucester Road from the centre of Malmesbury and proceed straight over the three consecutive mini-roundabouts. Head up Tetbury Hill and take the last right hand turn into Avenue De Gien, opposite Dyson HQ. Follow the road round to the right and locate number 21 on the left hand side.

Postcode SN16 9GX

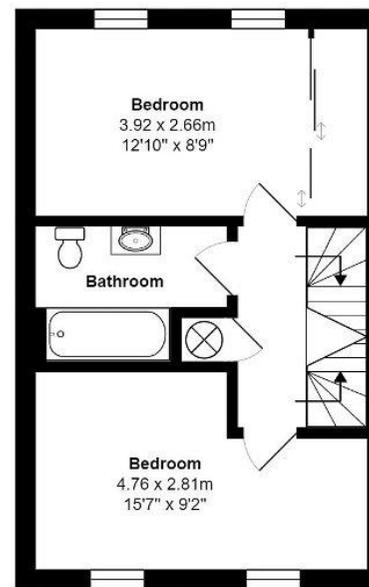
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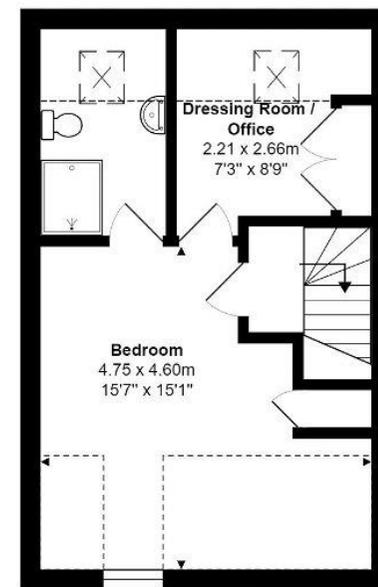
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor

Total Area: 125.1 m² ... 1346 ft² (excluding garage)

All measurements are approximate and for display purposes only



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COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577