

**15 Worthey's Close, Malmesbury, Wiltshire, SN16 9UD**



Deceptively large detached bungalow  
Extended accommodation and  
thoroughly refurbished  
3 double bedrooms  
Luxurious main bathroom and en-suite  
Magnificent kitchen/family room  
Sunny south-facing garden  
Driveway parking and garage  
Walking distance to town centre  
Quiet cul-de-sac backing onto fields  
No onward chain



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

**Offers in Excess of: £500,000**

Approximately 950 sq.ft excluding garage

‘A deceptively large, extended detached bungalow which has undergone a stunning transformation’

### The Property

This detached bungalow has undergone an impressive transformation with the benefit of a large extension at the rear and a complete overhaul of fittings. The result is an immaculate, thoughtfully presented home ready to move into. The bungalow is located at the far end of a quiet cul-de-sac backing onto fields and is easily accessible to Malmesbury town centre by foot. The extension has created a desirable open plan kitchen/family room filled with natural light. In addition, other upgrades include all new double glazing throughout, a new gas-fired combi-boiler, and new doors throughout.

The accommodation extends to around 950 sq.ft. The bedroom accommodation comprises three double bedroom. The main bedroom benefits from a stylish en-suite shower room. The luxurious family bathroom has been fitted with a free-standing bath, illuminated touch mirror and a large basin.

The heart of the home centralises around the magnificent kitchen/family room which spills out to the south-facing garden through sliding doors. A roof lantern above provides plenty of natural light in addition. The kitchen has been superbly fitted with a large breakfast bar featuring a double Belfast sink, as well as an integrated fridge/freezer, double oven and hob. Adjoining the kitchen there is a useful utility room.

A front lawn sets the bungalow back from the street. A gravelled driveway to the side provides private off-street parking for two cars leading up to the garage. The rear garden benefits from a sunny south-facing aspect and has been landscaped with steps up to a lawn beside a timber shed, whilst a patio terrace at the side offers an additional area to enjoy.

### 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 C.

### Directions

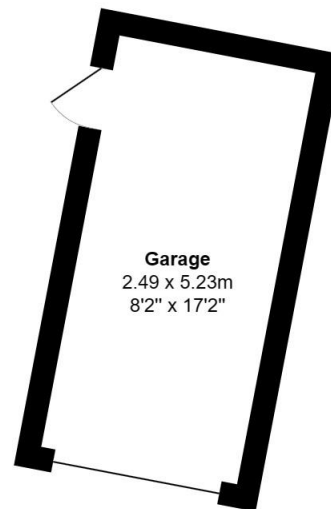
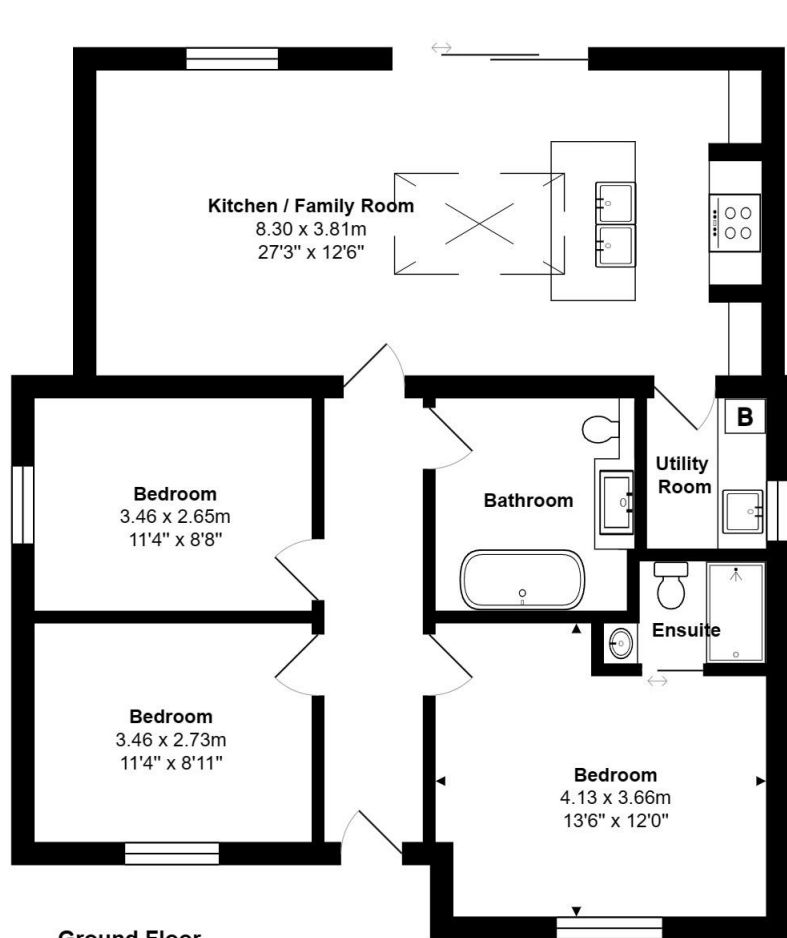
From the centre of Malmesbury head in the Tetbury direction and on the Co-op supermarket take the third exit off the roundabout into Reeds Farm. Proceed along the road bearing left onto Webbs Way then take the third right hand turn into Worthys Close. Locate the bungalow in the far end right hand corner.

Postcode SN16 9UD.

What3words: ///snowstorm.cherished.puff







**Ground Floor**

Total Area: 88.2 m<sup>2</sup> ... 950 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>	75	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

**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