





# Malmesbury Park, Sandymoor, WA7 1XD

£385,000

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A four bedroom detached family home occupying a most favourable position on Malmesbury Park, Sandymoor.

Presented to market in immaculate condition, the accommodation briefly comprises; entrance hall, lounge, open plan kitchen / dining room, a large conservatory, utility, WC, home office, first floor landing, four well proportioned bedrooms, ensuite and family bathroom. Outside there is driveway parking for several cars at the front and a lovely southwest facing garden at the rear.

Early Viewing Essential.

### Ground Floor

**Entrance Hall** - 3.81m x 1.73m (12'6" x 5'8")

**Lounge** - 5.28m x 3.33m (17'4" max into bay x 10'11")

**Kitchen / Dining Room** - 6.22m x 2.97m (20'5" x 9'9" + recess)

**Conservatory** - 4.9m x 3.71m (16'1" x 12'2")

**Utility Room** - 2.95m x 1.45m (9'8" x 4'9")

**Utility Area** - 2.39m x 1.55m (7'10" x 5'1")

**Study** - 2.36m x 1.91m (7'9" x 6'3")

### First Floor

**Landing** - 3.23m x 3m (10'7" max x 9'10" max)

**Bedroom One** - 3.68m x 3.4m (12'1" + wardrobes x 11'1")

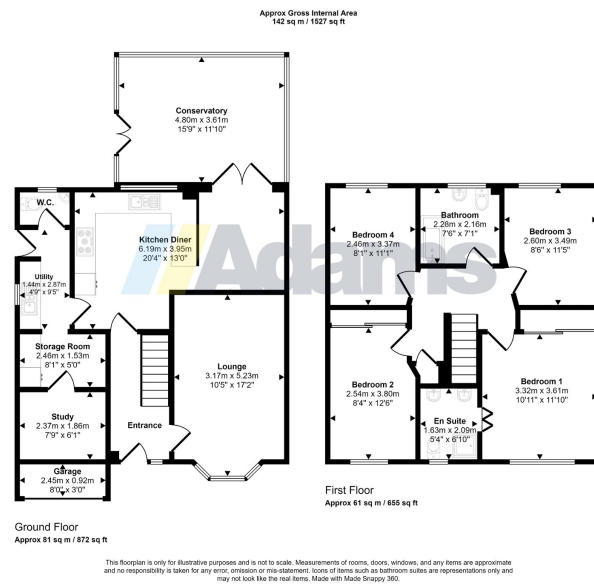
**Ensuite** - 2.16m x 1.63m (7'1" x 5'4")

**Bedroom Two** - 3.61m x 2.67m (11'10" x 8'9")

**Bedroom Three** - 3.86m x 2.59m (12'8" + wardrobes x 8'6")

**Bedroom Four** - 3.4m x 2.59m (11'2" x 8'6")





- Modern Detached Home
- Excellent Cul-De-Sac Position
- Immaculate Presentation
- Four Bedrooms + Ensuite
- Open Plan Kitchen / Diner
- Large Conservatory
- Study / Home Office
- Utility & Cloaks / WC
- Southwest Facing Rear Garden
- Driveway Parking



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		