

White Lion Park

Malmesbury



31 White Lion Park

Guide Price £350,000

Malmesbury

*Semi Detached Home ~ Popular Location ~ Three Bedrooms ~ Cloakroom ~
Enclosed Rear Garden ~ Driveway Parking ~ No Onward Chain ~
Epc Rating: TBC*

Lockstones is proud to present this extended three bedroom, semi detached family home located on the popular White Lion Park estate.

The accommodation extends to 1016sqft which comprises an entrance porch with storage cupboard opening into the hallway with separate cloakroom. The living room includes a feature fireplace with stone surround and has been extended along the back and enjoys patio doors opening onto the rear garden. The dining room opens into the extended 18ft kitchen which boasts generous storage and integrated appliances.

On the first floor are three good size bedrooms and the family bathroom. Externally, the enclosed rear garden has been laid to lawn with patio, further stone chipped seating areas and also offers a green house, shed and side access. To the front is parking for numerous vehicles.

The property is offered to market with no onward chain.



Entrance Porch

Upvc double glazed window to front. Wood effect laminate flooring. Storage cupboard. Doors to:

Hall

Stairs to first floor. Wood effect laminate flooring. Understairs storage cupboard. Two radiators. Doors to:

Living Room 18'7 x 13'8 (5.67m x 4.17m)

Upvc double glazed sliding doors to rear. Feature fireplace with inset electric fire and stone surround. Television point. Coving and two radiators.

Dining Room 11'2 x 7'9 (3.40m x 2.37m)

Upvc double glazed window to front. Wood effect laminate flooring. Coving and radiator.

Kitchen 18'7 x 9'9 (5.67m x 2.97m)

Upvc double glazed window and door to rear. Matching range of wall and base units with worksurface over and tiled surround. Inset one and half bowl sink drainer with mixer tap. Integrated appliances include dishwasher, larder style fridge and freezer, washing machine and fitted AEG oven with halogen hob and extractor fan over. Tiled flooring. Downlights.

Cloakroom

Wood effect laminate flooring. Low level w/c. Vanity wash hand basin with tiled splash backs. Extractor fan. Radiator.

First Floor

Landing

Upvc double glazed window to front. Airing cupboard. Doors to:



Bedroom One 10'0 x 9'9 (3.05m x 2.97m)

Upvc double glazed window to rear. Range of fitted bedroom furniture and wardrobes. Radiator.

Bedroom Two 11'11 x 10'0 (3.63m x 3.05m)

Upvc double glazed window to rear. Radiator.

Bedroom Three 8'6 x 7'8 (2.59m x 2.33m)

Upvc double glazed window to front. Access to boarded loft space with power and light. Radiator.

Family Shower Room

Obscure Upvc double glazed window to rear. Low level w/c, vanity wash hand basin with mixer tap. Double shower cubicle with rain head shower over and additional shower wand. Half height tiling. Linoleum flooring. Chrome heated towel rail.

Externally

Rear Garden

Fully enclosed rear garden with timber panel fencing. Laid predominantly to lawn with stone chip patio areas. Timber panel shed with power and greenhouse. Mature tree and shrub borders to sides.

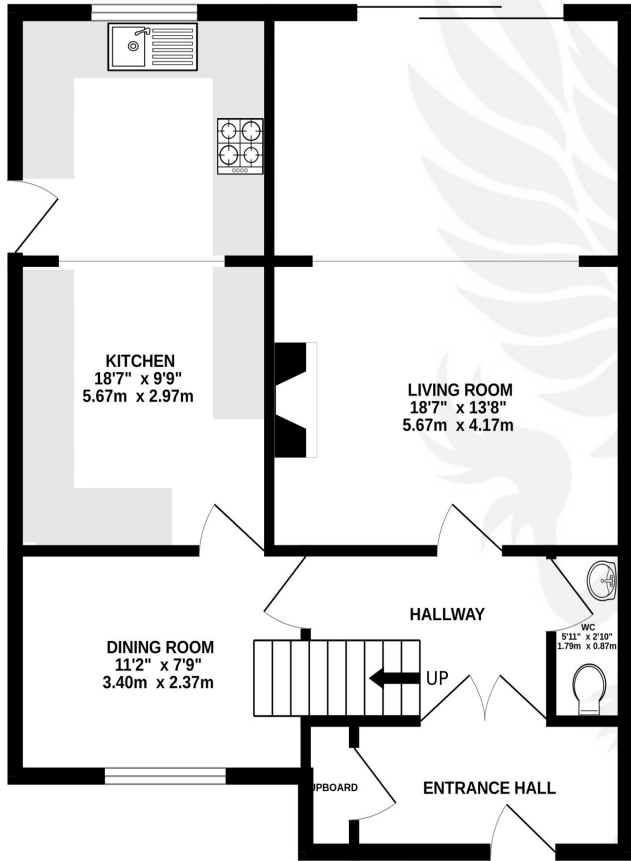
Front Garden

Tarmac area provides off road parking. Additional area laid to block paving with stone gravel borders.

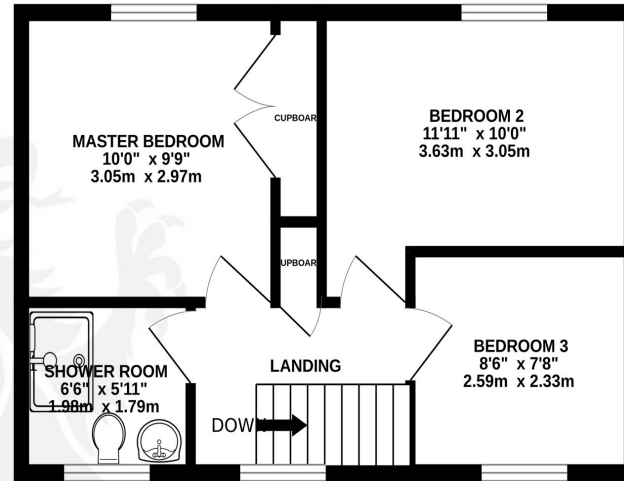




GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing Arrangements: Please contact the Malmesbury office on:
Tel: 01666 338633

In order to arrange an accompanied viewing on the property.

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