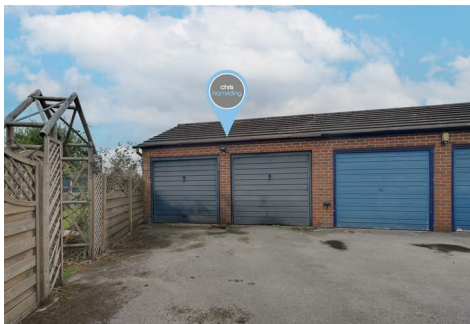


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6 Boulton Close, Malkins Bank, CW11 4GH

Offers Over £375,000

Take a moment to view our signature tour of this impressive home & see for yourself it's fantastic rear garden & surroundings!

Enjoying a quiet position on a small, select development within the confines of Malkins Bank, 6 Boulton Close has a beautiful rear aspect overlooking adjacent rolling fields and has the increasingly rare benefit of a double garage too!

Accompanying the home are a number of features to note, some of which include:- a brick-built entrance porch with pitched roof, a stunning glazed balustrade and pine effect handrail to the entrance hall, a versatile home office/family room at the front of the home and a downstairs WC. There is a spacious open-plan living/dining room complete with wooden style flooring and a fabulous feature wood burning stove in the heart of the space, the dining area is currently utilized as an additional seating area/home working area with sliding doors leading out to the rear. The kitchen has high-gloss units, complementing work surfaces and a range of built-in appliances. The sun room is versatile and frames the rear garden perfectly with its vast glazing and French doors.

Upstairs, there are four, well balanced bedrooms with refitted en-suite shower room to the master, two further double rooms and a competent single bedroom. The family bathroom has also been updated with stylish sanitary ware and floor-to-ceiling complementing wall tiles.

Accommodation

Entrance Porch 8'3" x 4'11" (2.54 x 1.51)

Entrance Hall 12'8" x 6'3" (3.88 x 1.92)

Living Room 26'0" x 11'8" (7.93 x 3.56)

Kitchen 14'7" x 9'6" (4.47 x 2.92)

Sunroom/Conservatory 16'11" x 9'6" (5.16 x 2.90)

Office 9'11" x 7'10" (3.04 x 2.39)

First Floor Landing 9'8" x 2'8" (2.96 x 0.82)

Bedroom One 15'1" x 11'5" (4.61 x 3.50)

En-suite 7'4" x 5'1" (2.26 x 1.55)

Bedroom Two 12'1" x 11'10" (3.69 x 3.61)

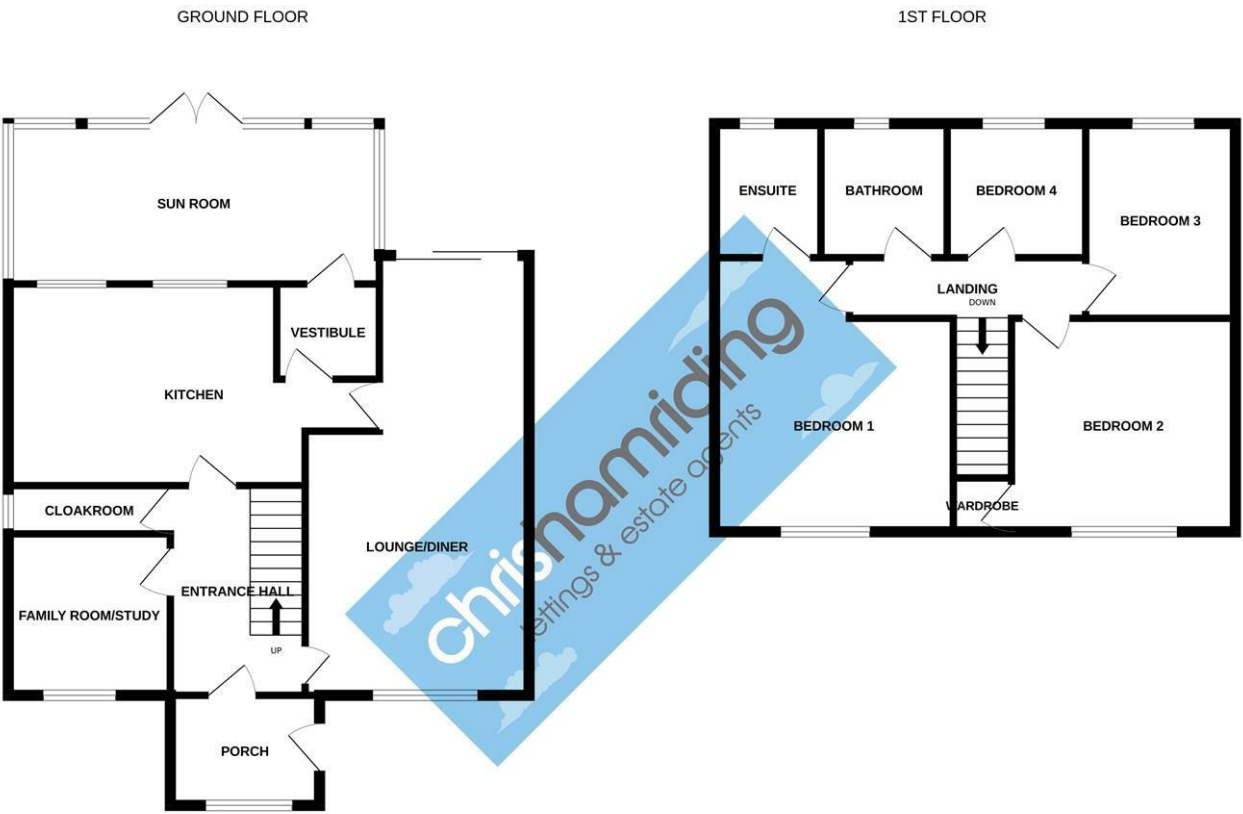
Bedroom Three 10'5" x 8'0" (3.19 x 2.44)

Bedroom Four 7'4" x 7'3" (2.25 x 2.21)

Family Bathroom 7'4" x 5'10" (2.24 x 1.80)

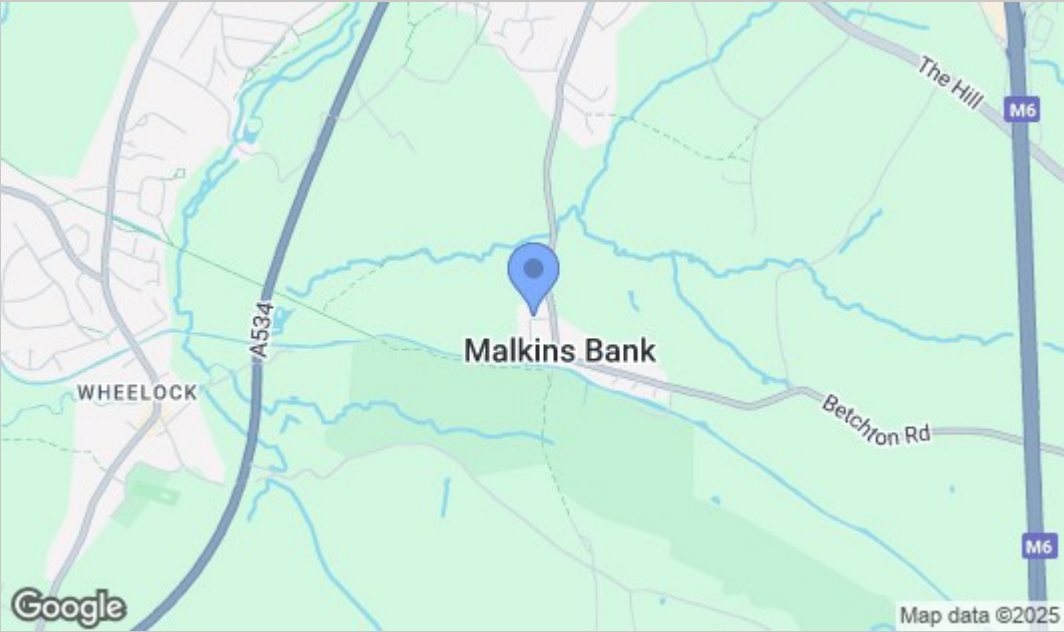
Detached Garage 16'7" x 16'6" (5.06 x 5.03)

Floor Plan

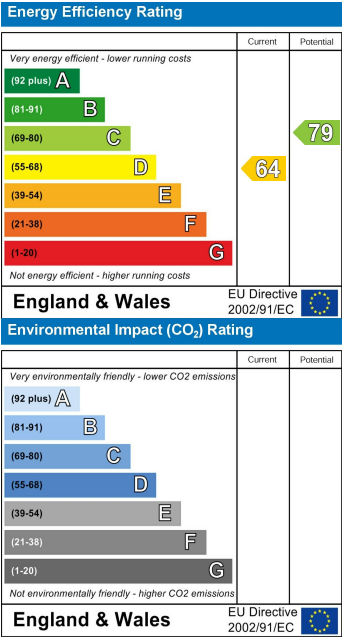


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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