

# BLOUNT & MASLIN

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## White Poplars, Malmesbury

Price Guide £320,000

Built in 2023, by Newland Homes, an energy efficient semi detached house, situated on the edge of the town with large west facing garden.

2 double bedrooms, bathroom.

Entrance hall, WC, well appointed kitchen/dining room, sitting room.

Private parking 2 cars.



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## The Property

A well-presented two bedroom semi-detached house built in 2023 by Newland Homes, benefitting from the remainder of a 10-year NHBC warranty. This A-rated, zero carbon property features solar panels and an air source heat pump, supplying central heating and hot water. Located on a small development on the southern edge of town, the property includes a well-appointed kitchen/dining room, a separate sitting room with French doors opening to the rear garden. Upstairs, there are two generously sized double bedrooms, both offering ample space for furniture and storage. The family bathroom is fitted with a quality white suite with shower over the bath. Externally, the property boasts one of the largest gardens on the development - a generous lawned area offering a blank canvas for a keen gardener, with excellent potential for landscaping or vegetable growing. Private parking for two vehicles is situated directly in front of the property.

## General

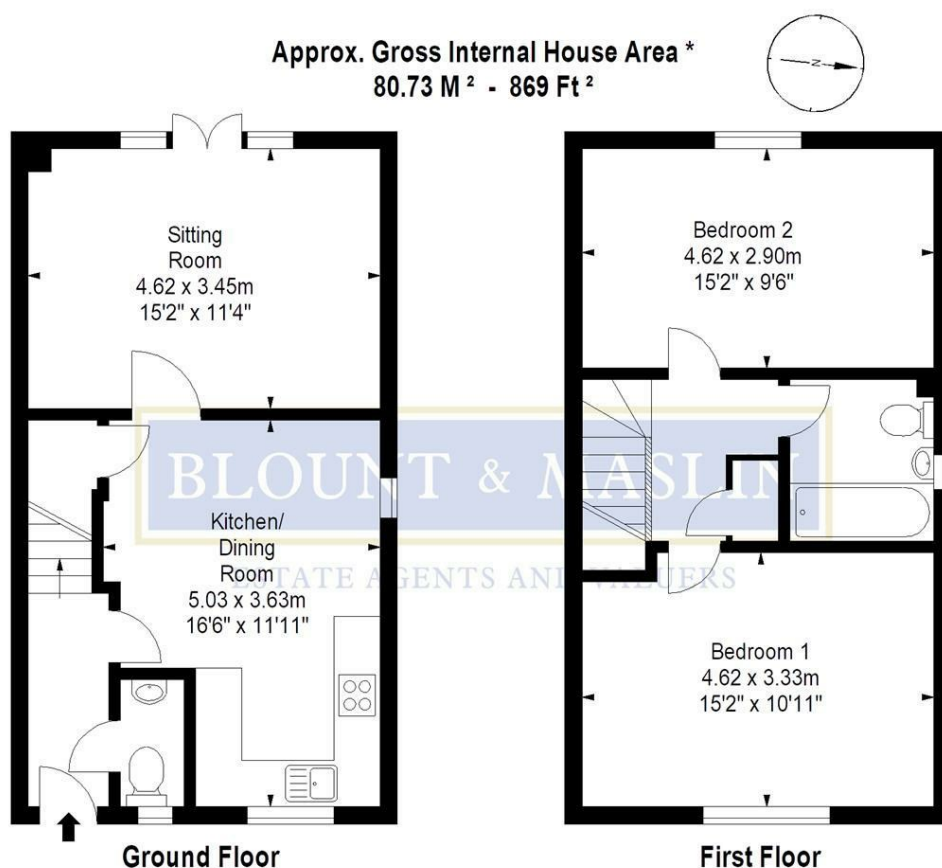
All mains are connected. An air source heat pump provides central heating and hot water. Solar panels heavily subsidise energy bills. Council Tax band D - £2,276.99 for 2025/26. EPC rating band A - 93.

## Malmesbury

Reported to be England's oldest borough, dating from around 880AD, Malmesbury is a vibrant market town. Home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham and Kemble. The nearest airport is at Bristol.

## Directions to SN16 0FU

Head out of Malmesbury towards Chippenham on the A429. Proceed past the Primary Care Centre and take the next left entrance into the cul-de-sac. Continue through Storey Mews and into White Poplars. Take the first left turning and the property can be found in the left hand corner, denoted by our 'for sale' board.



**Illustration For Identification Purposes Only. Not To Scale**

\* As Defined by RICS - Code of Measuring Practice