



Derry Park, Minety, Wiltshire.

£490,000 Freehold



## DIRECTIONS

Please use the postcode SN16 9RA or call the office at any time for detailed directions from your location.



## SUMMARY

Well presented, detached family home which is situated at the end of a quiet close, backing onto open fields in this popular village location. The accommodation includes four bedrooms, family bathroom, a large dual aspect living room, kitchen/breakfast room, and a separate utility and cloakroom. It occupies a generous plot with parking, garage, and large gardens.



## PROPERTY

The property is accessed from the front into a large, welcoming entrance hall with stairs leading to the first floor and cloakroom with wc and wash hand basin. To the left is a spacious, dual aspect living room with double doors to the rear and wood burner. The kitchen/breakfast room forms the hub of the house with a large window looking across the gardens and fields beyond. It has been refitted with a range of storage and appliance space and there is plenty of space for a large dining table. A useful utility room provides further storage and appliance space, as well as a door into the garage and garden. The first floor landing has access to the four good size bedrooms and the family bathroom which has been refitted with a suite comprising bath with shower over, wc, and wash hand basin.



## GARDENS

The property sits on a generous plot backing onto open fields. To the front of the property is a driveway providing parking and access to the garage with up and over door to the front, light and power. There is an area of lawn as well as mature

trees, a path to the front door and a gated side path. The good size rear garden is mainly laid to lawn with patio adjoining the property and mature shrub and tree borders.

## LOCATION

The property is located at the top of a quiet close within this desirable village location. Minety offers its residents an attractive rural feel whilst remaining convenient for the nearby towns of Cricklade (5 miles), Cirencester (8 miles), Malmesbury (7 miles) and Swindon (11 miles). Kemble Station offers a direct train service to London Paddington and is just 6.5 miles away.

## VIEWING

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

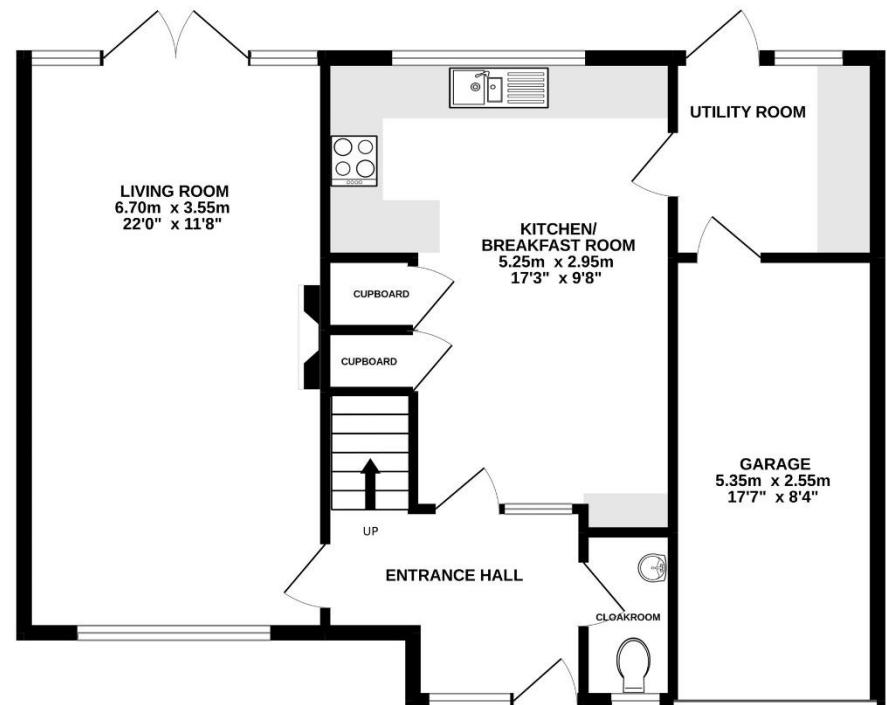
## MORTGAGE

We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

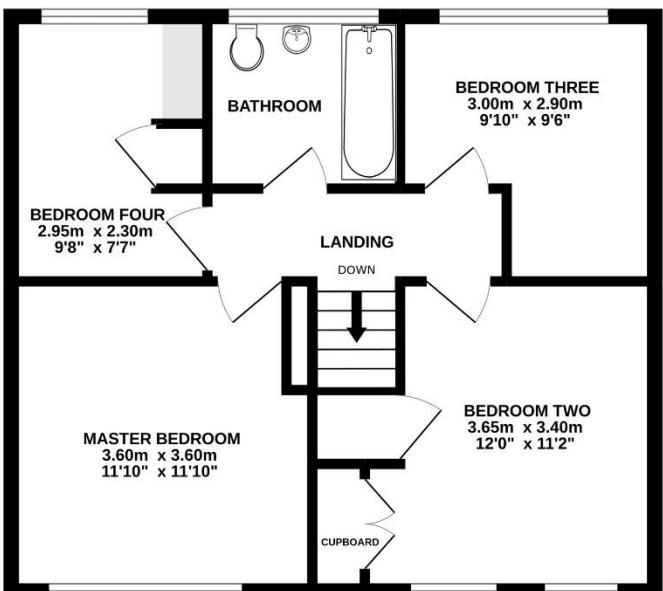
## AGENTS NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

GROUND FLOOR



1ST FLOOR



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.

Made with Metropix ©2022





01285 641839  
cirencester@cbslade.co.uk

01793 752382  
cricklade@cbslade.co.uk

[www.cbslade.co.uk](http://www.cbslade.co.uk)