



**Filands Road**

Malmesbury

**£695,000**



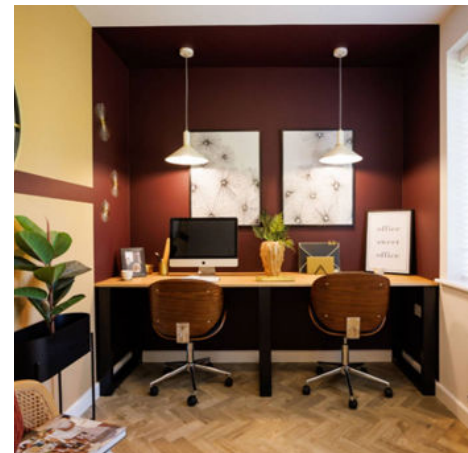
## Filands Road

Malmesbury

Stunning 4 bed detached house in Spring 2025. Modern design, spacious kitchen/dining, separate lounge, study, 2 en suites, garage, driveway, south-facing garden. Ideal for luxurious living. Contact for a viewing. Council Tax band: TBD

Tenure: Freehold

- NEW HOME
- ESTIMATED COMPLETION SPRING 2025
- DETACHED
- KITCHEN / DINING / FAMILY ROOM
- SEPARATE LOUNGE AND STUDY
- UTILITY ROOM AND WC
- FOUR DOUBLE BEDROOMS
- TWO EN SUITES AND FAMILY BATHROOM
- GARAGE AND DRIVEWAY PARKING
- SOUTH FACING GARDEN



**Entrance Hall**

**Lounge**

12' 6" x 16' 2" (3.81m x 4.94m)

**Kitchen / Dining / Family**

30' 5" x 12' 2" (9.28m x 3.70m)

**Study**

10' 4" x 6' 11" (3.16m x 2.12m)

**Utility Room**

5' 2" x 6' 3" (1.57m x 1.91m)

**WC**

**Landing**

**Bedroom 1**

9' 1" x 12' 10" (2.77m x 3.91m)

**En-Suite**

**Bedroom 2**

9' 4" x 14' 11" (2.85m x 4.56m)

**En-suite**

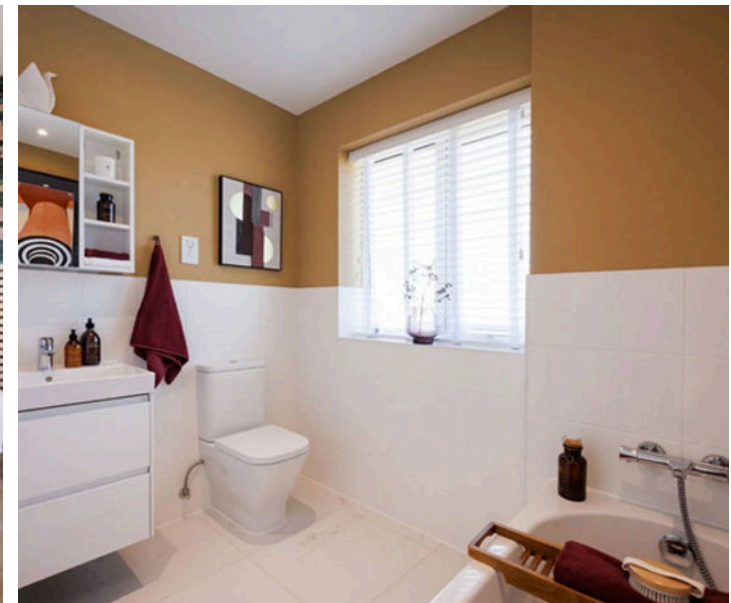
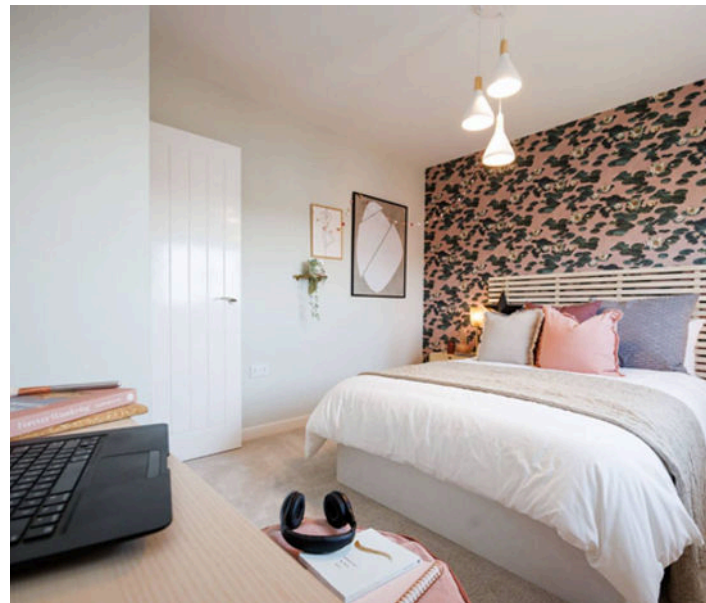
**Bedroom 3**

11' 6" x 9' 9" (3.50m x 2.98m)

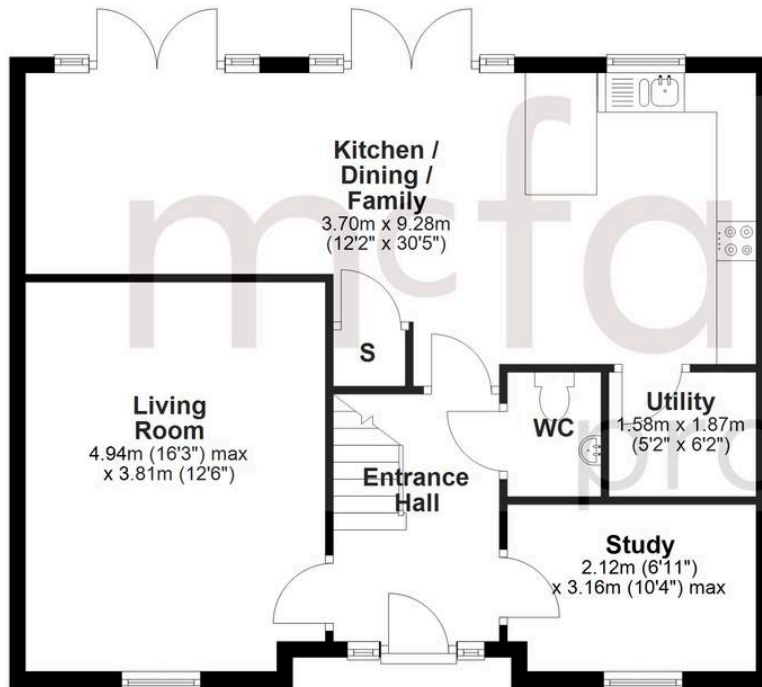
**Bedroom 4**

11' 3" x 10' 1" (3.42m x 3.08m)

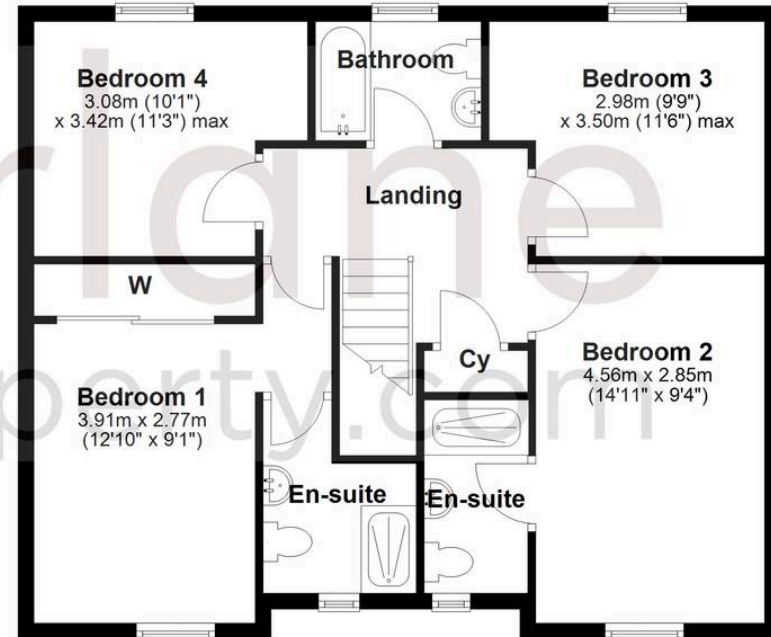
**Bathroom**



**Ground Floor**



**First Floor**



## McFarlane Sales & Lettings

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