



MOORE ALLEN
& INNOCENT

24 DERRY PARK

MINETY,
MALMESBURY
WILTSHIRE
SN16 9RA

A beautifully maintained four-bedroom family home, offered with no onward chain and launched to the market for the first time in over 40 years, set within a peaceful cul-de-sac in the sought-after village of Minety. Extended living space, generous garden, garage and driveway, with excellent versatility for modern family living and home working.

- Four Bedrooms
- Walk in Wardrobe
- Detached
- Open Plan Kitchen Diner
- Two Reception Rooms
- Large Utility
- Integrated Garage

GUIDE PRICE

£525,000

TENURE: FREEHOLD



Offered to the market with no onward chain and beautifully maintained throughout, 24 The Derry is being launched for the first time in over 40 years, presenting a rare opportunity to acquire a much-loved family home.

Tucked away within the peaceful cul-de-sac of Derry Park, in the charming village of Minety, the property enjoys a village setting—ideal for those seeking a quieter pace of life while remaining well connected.

The front door opens into a bright and welcoming entrance hallway, with double doors providing a view through to the centrally positioned kitchen, which forms the true hub of the home and offers ample space for casual dining. To the front of the property sits a versatile dining room, equally suited as a formal dining space or an additional reception room.

The home has been thoughtfully extended by the current owners to create a generous, double aspect living room at the rear. This inviting space enjoys direct access to the garden and features a central fireplace, creating a cosy focal point for relaxing evenings.

The kitchen/dining room is ideal for both everyday living and entertaining, fitted with a range of base and wall-mounted units. Adjacent is a particularly spacious utility room, providing internal access to the garage and the rear garden

The utility also accommodates space for a washing machine, tumble dryer and includes an internal wheelchair lift.

A ground floor WC completes the downstairs accommodation.

Upstairs, the property offers four bedrooms, three of which are generous doubles, all served by a family bathroom. The principal bedroom benefits from a spacious layout, an open-plan ensuite wet room and an accessible walk-in dressing room, creating a superb main suite.

Outside, the north-east facing rear garden provides a delightful backdrop, mainly laid to lawn with mature borders, established trees and a paved patio—ideal for summer entertaining and al fresco dining. A useful summerhouse/home office, complete with power, offers flexible space for working from home or garden storage.

Further benefits include an integrated single garage, driveway parking providing ample off-road space, side gated access and a well-screened front garden which enhances privacy. Altogether, this wonderful home is ready to begin its next chapter.



TOTAL FLOOR AREA SHOWN INCLUDES STUDIO

TOTAL FLOOR AREA : 1885 sq.ft. (175.1 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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GENERAL INFORMATION

SERVICES: We understand that mains water, electricity and drainage are connected to the property. Oil fired central heating radiators.

OUTGOINGS:

SERVICES: We believe the property is connected to mains drainage, electricity and water. Oil fired boiler and heating system

EPC 'E' (52)

OUTGOINGS: The property has been placed in Band 'E' for Council Tax purposes; charges approx. 2025/26 £2,567

LOCAL AUTHORITY: Wiltshire County Council

TENURE: Freehold, offering vacant possession upon completion.



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