

CHARLES HARDING

VALUERS & ESTATE AGENTS

College Road,
Purton, Swindon
SN5 4AR
£510,000

SUMMARY

Individual Four Bedroom
Detached Family Home

En-Suite To Master Bedroom,

Spacious Dual Aspect Living
Room, Larger Than Average
Study

Substantial Refitted
Kitchen/Breakfast/Family Room

Enclosed Rear Garden, Double
Garage With Gated Driveway

Popular Village Location - Internal
Viewing Highly Recommended



MAIN ADVERT

A SUPERB, INDIVIDUAL four bedroom detached family home constructed in c. 2007 which is situated within a NO THROUGH ROAD in the heart of the popular village location of Purton. Having been maintained to a high standard by the current owner, this characteristic home is PRICED TO SELL and simply MUST BE VIEWED in the opinion of sole agent Charles Harding. The deceptively spacious and well balanced accommodation briefly comprises of four bedrooms, en-suite to the master bedroom, modern fitted family bathroom, entrance hall, spacious dual aspect living room, study, substantial modern refitted kitchen/breakfast/family room, utility/boot room and cloakroom. Further attributes include uPVC double glazing and gas central heating. Externally the home boasts an enclosed rear garden along with a double garage with gated driving providing off road parking for 3/4 cars. The location of this family home offers the ideal balance between being part of a vibrant and well regarded village, along with the feel of being semi-rural with the countryside on your doortstep. Swindon's mainline station is c.5 miles away with a direct train to London Paddington taking around an hour. To the North some 30 minutes away is the edge of the Cotswolds, an area known for picturesque villages and quaint pubs whilst to the south is highly sought after Marlborough with its fine dining and abundance of high end shops and cafes.



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Front Door To Entrance Hall:

Entrance Hall:

uPVC double glazed window to front aspect, stairs to first floor, door to useful under stairs storage cupboard, tiled flooring, radiator, door to cloakroom, study, double doors to living room and double doors to kitchen/dining/family room.

Cloakroom:

Modern fitted white suite comprising low level WC, pedestal wash hand basin with tiled splash backs, obscure uPVC double glazed window to front aspect, radiator, tiled flooring.

Study: 14' 2" x 10' 4" (4.32m x 3.14m)

Dual uPVC double glazed windows to side aspect, radiator.

Living Room: 22' 5" x 13' 0" (6.84m x 3.96m)

Dual aspect room with uPVC double glazed window to front aspect, two further uPVC double glazed windows to side aspect and uPVC double glazed patio doors and windows to rear aspect, feature focal fireplace, wood effect strip flooring, TV and telephone points, inset spot down lighters.

Kitchen/Dining/Family Room: 23' 0" x 14' 9" (7.01m x 4.49m) Max

A particular feature of this home is the splendid kitchen/dining/family room which comprises of a modern fitted kitchen with inset one and a half bowl single drainer sink unit with 3 way tap to include inline brita filter and cupboard below, further range of matching cupboards and drawers at both eye and base level with colour coordinated work surfaces, built in double oven with five ring gas hob and extractor hood over, fitted wine fridge, integrated dishwasher, 'American' style Samsung fridge/freezer with filtered water and ice maker, inset spot down lighters, tiled flooring, uPVC double glazed window to rear aspect, uPVC double glazed patio doors to rear aspect leading to garden, radiator.

Utility/Boot Room: 8' 4" x 5' 7" (2.54m x 1.7m)

Inset ceramic sink unit with cupboard below and work surfaces over, washing machine, door to storage

cupboard housing wall mounted boiler, tiled flooring, radiator, uPVC double glazed window to rear aspect and double glazed door to side aspect.

First Floor Landing:

Spacious gallery landing with dual uPVC double glazed windows to front aspect, access to loft space, radiator, doors to bedrooms and family bathroom.

Master Bedroom: 13' 0" x 12' 1" (3.97m x 3.69m)

uPVC double glazed window to front aspect, folding doors to a range of fitted wardrobes providing hanging and shelving with recess spot lights, matching bedside cabinets and over head shelving, radiator, door to en-suite.

En-suite:

Modern fitted white suite comprising tiled shower cubicle with fitted shower, low level WC, vanity wash hand basin with cupboard below, fully colour coordinated tiled walls and flooring, obscure uPVC double glazed window to rear aspect, heated towel rail.

Bedroom 2: 13' 11" x 12' 11" (4.24m x 3.93m)

uPVC double glazed window to side aspect, fitted wardrobes, radiator.

Bedroom 3: 14' 4" x 10' 2" (4.38m x 3.10m)

Dual uPVC double glazed windows to side aspect, two additional double glazed 'Velux' windows to rear aspect, fitted storage space, radiator.

Bedroom 4: 12' 10" x 8' 2" (3.90m x 2.50m)

uPVC double glazed window to front aspect, radiator.

Family Bathroom:

Modern fitted four piece white suite comprising rolled edge bath tub with mixer taps, tiled shower cubicle with fitted shower, low level WC, pedestal wash hand basin, colour coordinated tiling to principal areas, obscure uPVC double glazed window to rear aspect, heated towel rail, inset spot down lighters.

Outside:

Front:

Double width gated driveway laid to stone chippings which extend to side of property.



Rear Garden:

Enclosed rear garden comprising comprehensive patio area, mature trees to the rear, flower and shrub borders, enclosed by wooden fencing, side pedestrian access.

Double Garage:

Double garage with metal up and over doors, power and light, double glazed window to rear, personal door to garden, additional off road parking for 3/4 cars.

Directions:

Heading North East up the High Street towards The Peak, turn right onto College Road where the property can be found on the right.







Total area: approx. 195.9 sq. metres (2108.7 sq. feet)

This floor plan is for illustrative purposes only; areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions.
Plan produced using PlanUp.

Stonehaven, College Road, Purton, Swindon

Disclaimer:

While we have made every effort to make our sales particulars reliable and accurate, please be aware that they are only a general guide to the property and do not form part of any contract or offer. We suggest that any prospective buyer gains verification from their solicitor.

Measurements and Services: The approximate room sizes on these details are intended as a guide only and the buyer is advised to verify the dimensions carefully before legal completion. Please note that CHARLES HARDING ESTATE AGENTS have not tested any of the equipment or appliances in this property and cannot verify that they are in working order.

