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30
YEARS OF
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PEOPLE

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MARTIN**
ESTATE AGENTS



Mazurek Way, Swindon SN25 1RF

Offers over £390,000

---BACK TO MARKET--- An IMMACULATELY PRESENTED family home, with FOUR EXCELLENT BEDROOMS & EN SUITE to master, a modern STYLISH KITCHEN & shower room, plus professionally landscaped low maintenance garden. Further benefits include a single garage & driveway parking.

The Property

Accommodation based on; Entrance hallway, large living room & stylist kitchen both with doors to rear garden. The kitchen has integrated oven, hob & extractor, American style Fridge freezer, and space for dishwasher, there is also a useful under stair cupboard. A dining room and 'quirky' cloakroom complete the ground floor.

The first floor offers four excellent bedrooms, three of which are generous doubles, the fourth is a large single/small double. The Master benefits from an en suite shower room, and there is a modern family shower room. All bedrooms have built in wardrobe space.

The Gardens

There is a professionally landscaped and low maintenance garden to the rear, with personal door to single garage and gated access to driveway. There is space to the front of the property to park two further cars although this area does not belong to the property.

The Location

Haydon End & Taw Hill are popular residential areas located to the northern side of Swindon.

The highly regarded Orchid Vale Primary School & St Francis Primary School are within close proximity. Taw Hill offers a modern village centre with a range of leisure and lifestyle amenities. The Orbital Retail Park accommodates the local library, Asda, M&S, Aldi, plus takeaways, and other retail outlets.

Thamesdown Drive provides direct access to the A419 which links with the M4 motorway at Junction 15 to the South and Cirencester and Cotswolds to the north. Reading London and Oxford are within easy reach.

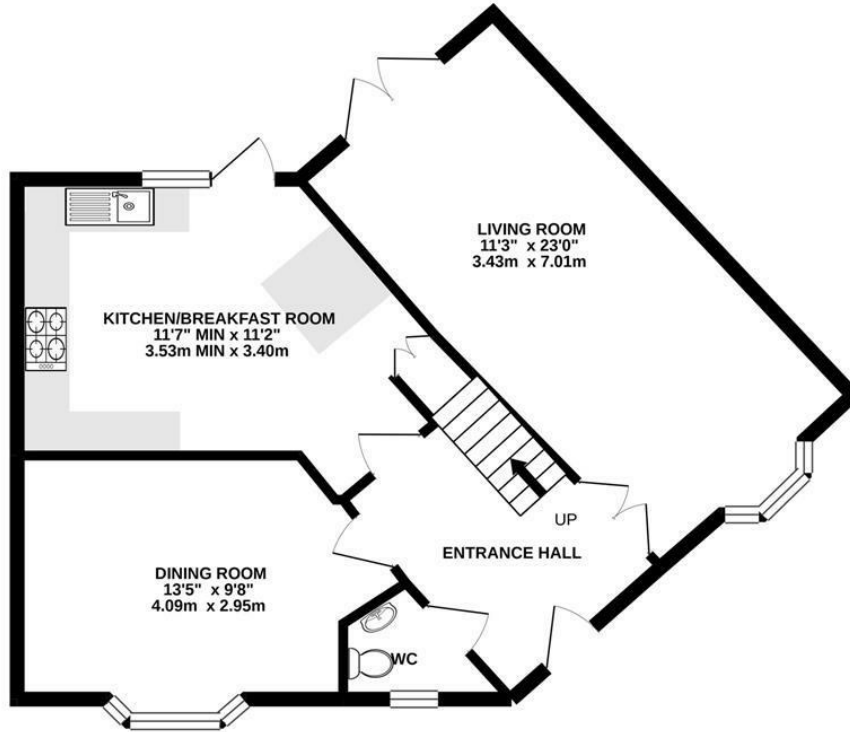




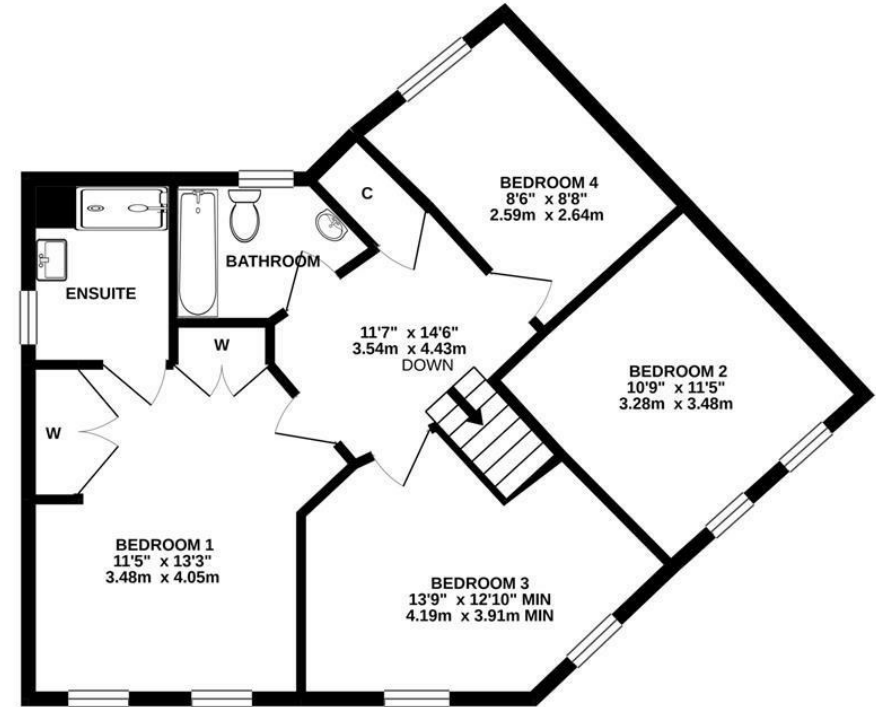
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	B	B
79	88	79	88

England & Wales

GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 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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NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form any part of a contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order. Whilst every attempt has been made to ensure the accuracy of the floor plan 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.