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PEOPLE

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MARTIN**
ESTATE AGENTS



Russley Close, Swindon SN5 5AG

Offers over £525,000

A STUNNING four bedroom home with DOUBLE GARAGE, SUBSTANTIAL DRIVEWAY, and NEWLY PROFESSIONALLY LANDSCAPED GARDENS that back onto trees & open green space. The spacious property is in excellent order throughout and benefits from a BRAND NEW HOME GYM / OFFICE in the garden.

The Property

Accommodation comprising: Entrance porch, large hallway with double doors to 20ft living room which opens into a conservatory with air conditioning/heating unit. There is a stylish, recently upgraded kitchen & utility room, with range style cooker included, plus a dining room. A cloakroom completes the ground floor.

The first floor offers four excellent bedrooms, three are large doubles, with an en-suite to the master. Bedroom four is a large single/small double, and all bedrooms have built in wardrobe space. There is a good sized family bathroom. The loft space is vast and runs the entire width of the house and could be converted subject to the usual consents.

The Garden

Large double width driveway, providing off street parking for six cars. Detached double garage with electric door, power and light. There is a brand new gym/home office to the garden, this too has power, light and heating. The garden was professionally landscaped last summer and has outside lighting and an artificial lawn.

The Location

The property sits at the end of a quiet cul-de-sac in the sought after location of Peatmoor, which is a well regarded residential development on the North Western outskirts of Swindon. Peatmoor has it's own local amenities including restaurants, pub, shops, chemist, hairdressers and is in catchment for excellent primary and secondary schools. The property is situated close to the beautiful Peatmoor Lagoon, perfect for walking and feeding the ducks. There is excellent access to Junction 16 of the M4 c.2.5 miles and Swindon Town Centre c.3.5 miles with mainline railway links to London Paddington and Bristol.

Agents Note

For disclosure a director of Atwell Martin is owner of this property.



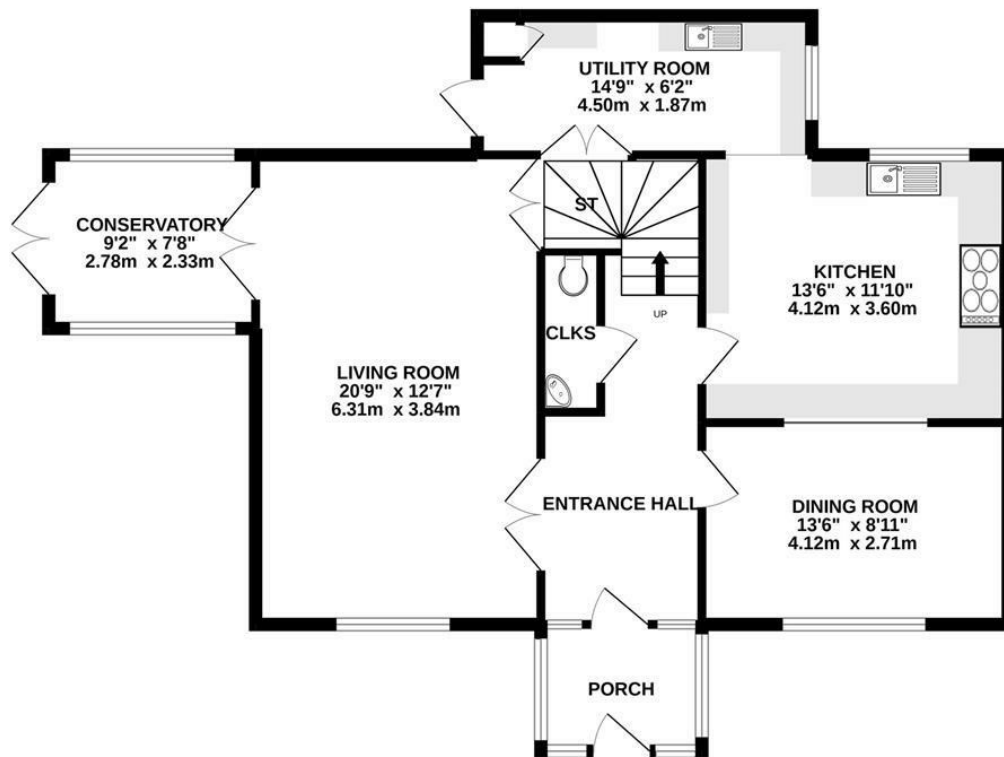


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	82		

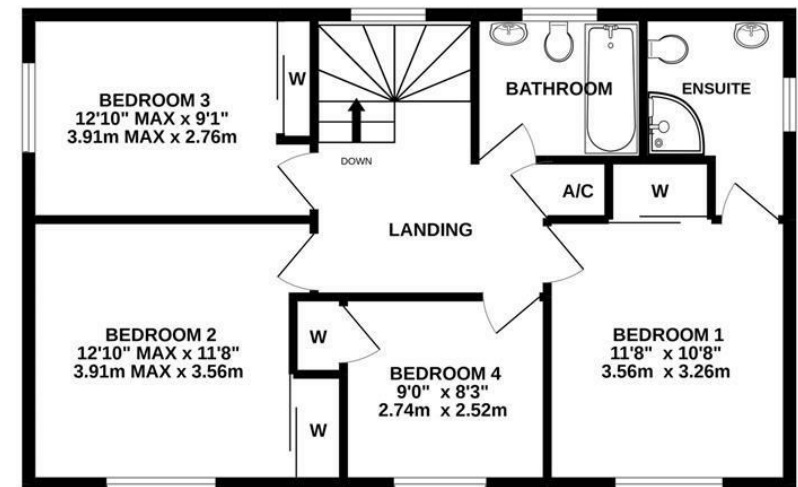
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	D	D
B	C	C	C
C	D	B	B
D	E	A	A
E	F	F	F
F	G	G	G

England & Wales
EPC Directive 2002/91/EC

GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.



1ST FLOOR
696 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 1584 sq.ft. (147.1 sq.m.) approx.

Floorplan for identification purposes only
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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.