

OVER  
**30**  
YEARS OF  
MOVING  
PEOPLE

**ATWELL  
MARTIN**  
ESTATE AGENTS



**Drove Road, Swindon SN1 3AQ**

**Offers over £380,000**

A stunning detached home in the sought after Old Walcot, with an impressive open plan kitchen and entertaining area with Bi-Fold doors to rear garden. The property has been completely renovated throughout to a high standard. Benefits include a driveway with parking for two cars and a detached store, underfloor heating to downstairs and a beautiful galleried landing and entrance hall.

### **The Accommodation**

Accommodation based on; Entrance hallway, living room, stunning open plan kitchen and entertaining area with range of integrated appliances, Island & breakfast bar, and useful larder. The high end 'Hacker' kitchen benefits from Dekton worktops which cannot be scratched or stained. There is a useful utility area with access to downstairs shower room and the rear garden.

The first floor offers three good sized bedrooms and a stylish bathroom all accessed from the impressive galleried landing.

### **The Garden**

Good sized rear garden, with areas of lawn and patio and gated access to parking area and store.

### **The Location**

Old Walcot offers hassle free living in a sought after location and is ideally placed for easy road access to Junction 15 of the M4 motorway.

Old Town and Swindon town centre are both within walking distance where you will find fast rail links to London Paddington.

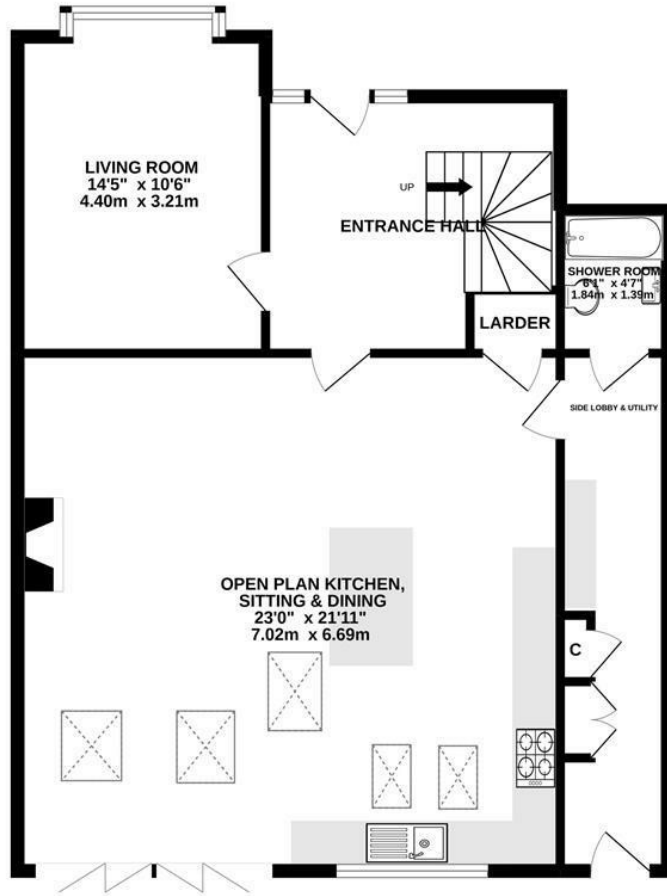
Old Town boasts an extensive range of amenities including: Schooling at primary and secondary levels, doctors surgery, dentists, public houses, coffee shops, restaurants, art gallery and museum.



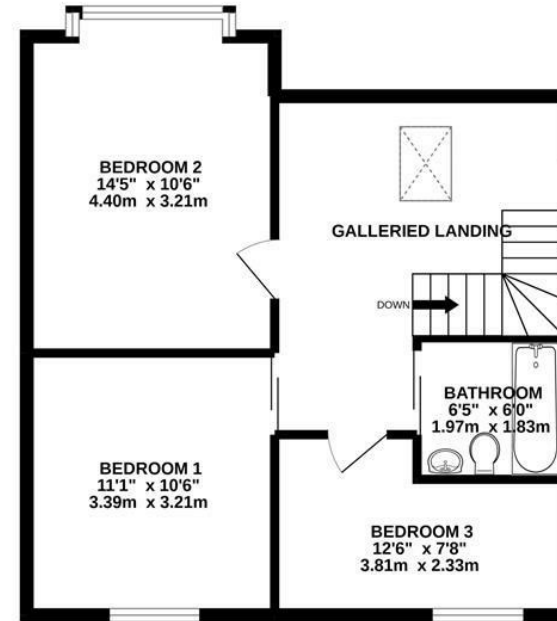


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A	81	A	
B		B	
C	67	C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

GROUND FLOOR  
911 sq.ft. (84.6 sq.m.) approx.



1ST FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1451 sq.ft. (134.8 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.