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Poppy Fields, Swindon SN2 7AR

Offers over £400,000

A fabulous four bedroom detached home, with three generous doubles and a single. Offering spacious living accommodation, with ample driveway parking, a rear garden with artificial lawn, and a detached garage which has been part converted into a home office.

SITUATION

Poppy Fields is a small cul-de-sac of just 12 modern homes in the popular Upper Stratton. Stratton offers excellent access for the A419 and M4 J16, good primary and secondary schooling and is well placed for Swindon Town Centre. Local amenities are only a reasonable walk and the North Swindon shopping centre is just a five minute drive away. Swindon offers excellent employment opportunities and there is a mainline railway station

ACCOMMODATION

The accommodation is arranged as follows:- To the ground floor there is a spacious entrance hall, cloakroom, 20 ft lounge with French doors into the conservatory. There is a modern fitted kitchen/dining room with a high quality range of units, built-in oven, gas hob and extractor, built-in dishwasher, space for fridge freezer. The utility room has space for washing machine and appliances and door to rear garden. The ground floor is completed by a lovely conservatory.

To the first floor there is a master bedroom with en-suite shower room, three further bedrooms and a re-fitted family bathroom.

OUTSIDE

The rear garden is fully enclosed and non-overlooked, professionally landscaped and mainly laid to artificial grass with a patio/sun terrace. There is a personal rear entrance door to the garage which has been part converted and now offers a home office plus smaller garage area, a side gate leads to the driveway. To the front of the property the garden has again been professionally landscaped with easy maintenance shingle and there is driveway parking for up to 3 cars.

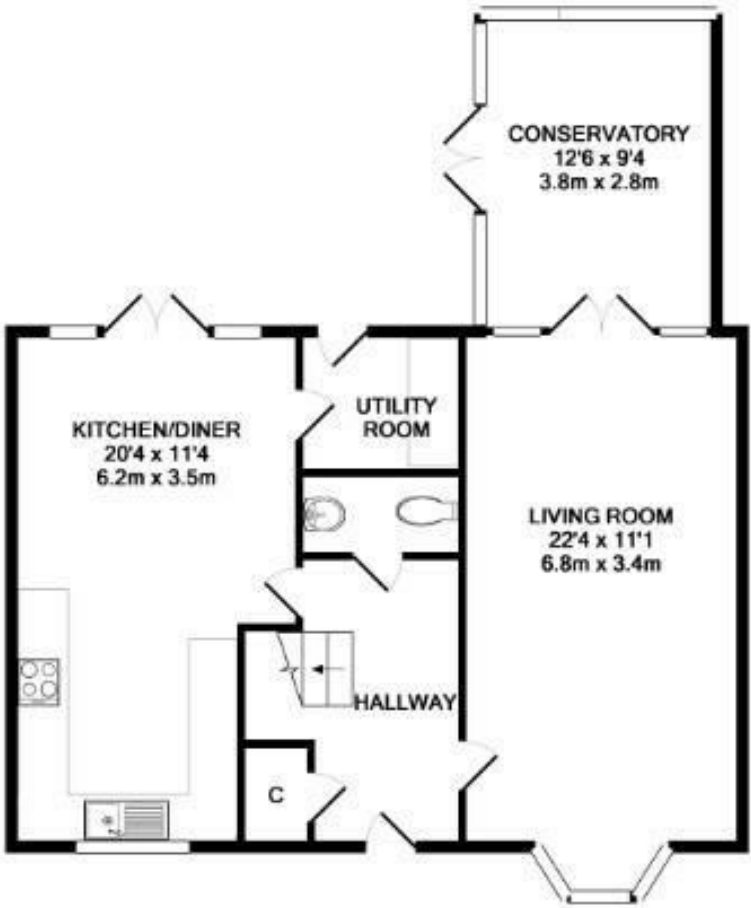
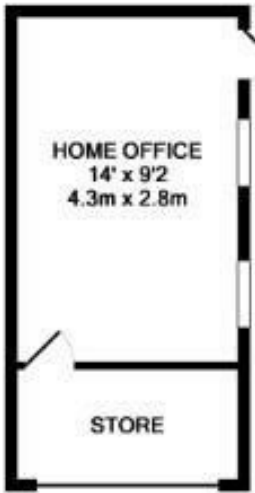
Council Tax Band

Band E



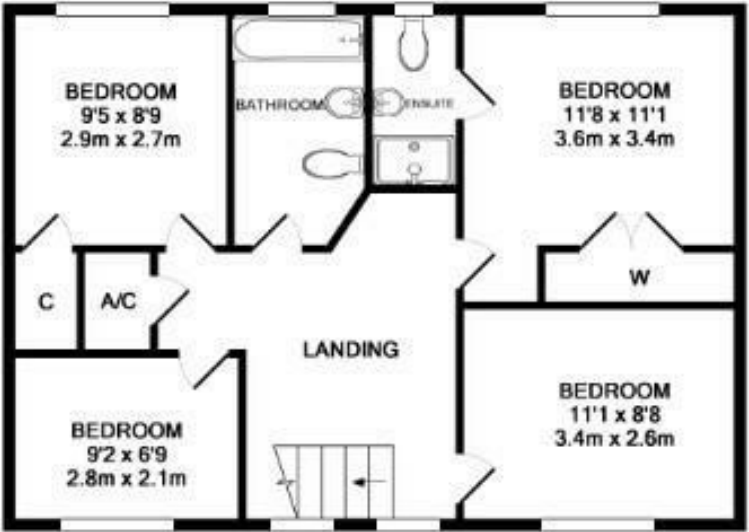


| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| A | 93 | A | 94 |
| B | | B | |
| C | | C | |
| D | | D | |
| E | | E | |
| F | | F | |
| G | | G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |



GROUND FLOOR
APPROX. FLOOR
AREA 883 SQ.FT.
(82.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1470 SQ.FT. (136.5 SQ.M.)
Floorplan for identification purposes only
Made with Metropix 62018



1ST FLOOR
APPROX. FLOOR
AREA 587 SQ.FT.
(54.5 SQ.M.)

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.