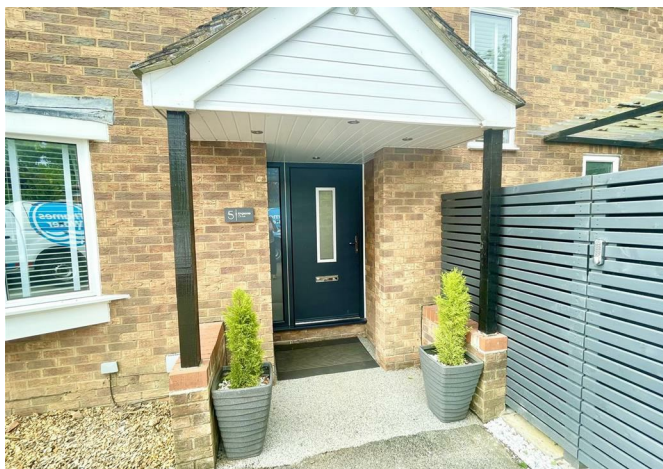




5 Kingscote Close, Nine Elms, Swindon, SN5 5UP

Offers Over £450,000 Freehold





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****NEW INSTRUCTION**** Welcome to Kingscote Close, a quiet cul-de-sac in the sought-after area of Nine Elms, West Swindon. This well presented detached house offers a large lounge with French doors to the garden, a re-fitted appointed kitchen/diner also with French doors to rear, a laundry/utility room and a cloakroom. To the first floor there are four double bedrooms, all of which have built-in wardrobes or recess for storage. The master bedroom has it's own spacious ensuite with bath and separate shower cubicle and there is also a modern family bathroom. The South facing rear garden is a delightful feature. Considered to be of good size it is mainly laid to lawn and well stocked with a variety of trees and hedging which affords a good deal of privacy. There is an areas of lawn, and a large patio/sun terrace with outdoor kitchen (BBQ appliances available by negotiation). Side access leads to the front there is a detached double garage and driveway parking.

Don't miss out on the opportunity to make this beautiful house your home. With its generous living space and it's prime location close to excellent schools, shops and Peatmoor Lagoon, Kingscote Close is a true gem.

Contact West Swindon's SPECIALIST AGENTS CHAPPELLS now to arrange your appointment to view.

Situation

Nine Elms is a popular residential area situated within easy reach of Peatmoor Lagoon (lake) and various open green spaces including Lydiard Park, ideal for country walks. There are three excellent primary schools within walking distance as well as a choice of good secondary schools. There are local amenities including shops, hairdressers, public houses, doctors, dentists as well as good bus services. West Swindon has its own leisure centre with ice rink and swimming pool. Junction 16 of the M4 is approx two miles distant.

- QUIET CUL-DE-SAC
- FOUR DOUBLE BEDROOMS
- DOUBLE GARAGE
- SOUTH FACING REAR GARDEN
- RE-FITTED KITCHEN/DINER
- RE-FITTED ENSUITE AND BATHROOM
- LAUNDRY ROOM/UTILITY
- WALKING DISTANCE OF EXCELLENT SCHOOLS

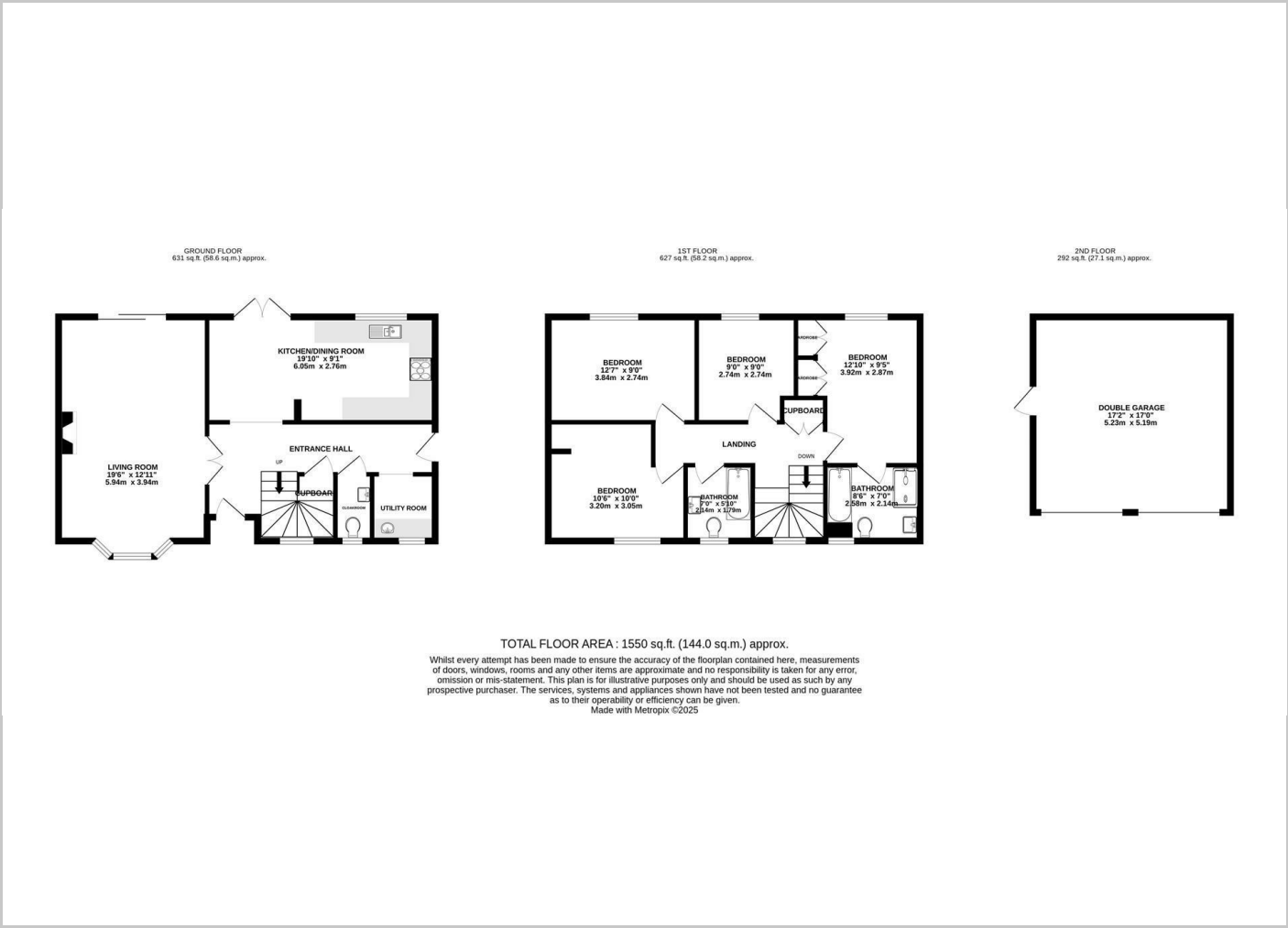
Council Tax Band: E

Viewing Arrangements

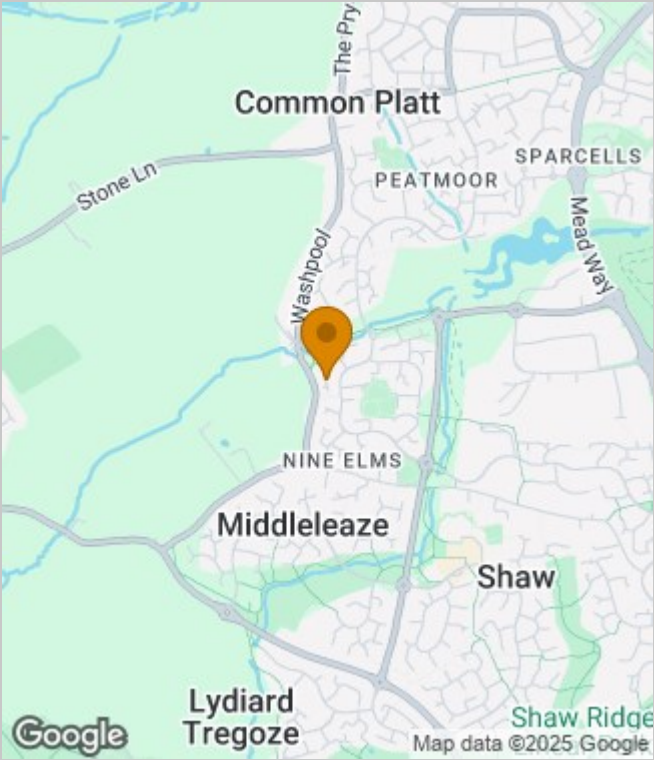
For an appointment to view please call Chappells on 01793 618080 or email: sales@chappells.uk.com



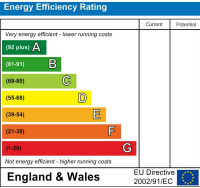
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

35-36 Newport Street, Swindon, Wiltshire, SN1 3DF 01793 6180 sales@chappells.uk.com ww.chappells.uk.com

