



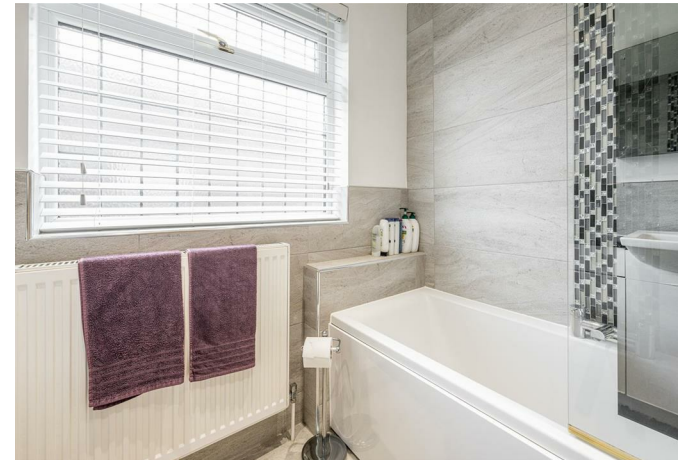
Reynolds Close, Swindon, DY3 4NQ

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Hunters 'Exclusive' are delighted to welcome this beautifully appointed three bedroom detached family home situated in the heart of Swindon village, occupying a canal side position with far reaching views. To give prospective buyers an insight the property comprises of; welcoming entrance hall with practical storage cupboard, guest cloakroom, spacious lounge, modern fitted kitchen dining room with integrated appliances and conservatory with bifold doors allowing access to the garden. The upstairs accommodation provides a large master bedroom with uninterrupted canal and countryside views, stylish family bathroom and two well proportioned bedrooms. The property also benefits from a large tarmac driveway providing ample parking with double garage with electric roller shutter door. The front of the property offers a beautifully maintained fore garden. Completing the property is a manicured and thoughtfully laid out rear garden with a variety of seating areas and mooring.





Front of the Property

To the front of the property there is a well maintained lawn with mature shrub borders and decorative chipping stones, gated side access leading to rear garden, large tarmac driveway, electric roller shutter door leading to garage, outdoor tap and double glazed door to side.

Entrance Hall

With a double glazed door to side, doors leading to various rooms, storage cupboard, stairs leading to the first floor landing and a central heating radiator.

Cloakroom

With a door leading from the entrance hall, WC, wash hand basin set into vanity unit with tiled splash back, double glazed window to side and a central heating radiator.

Lounge

11'5" x 19'7"

With double doors leading from the entrance hall, electric fire with decorative beam above, two double glazed windows to front and two central heating radiators.

Kitchen Dining Room

10'11" x 19'7"

With a door leading from the entrance hall, this modern fitted kitchen provides a range of fitted wall and base units with work surfaces over and matching upstands, one and a half bowl sink and drainer, integrated fridge and freezer, integrated washing machine, integrated dishwasher, integrated double oven, gas hob with glass splash back and stainless steel cooker hood above, recessed spotlights, space for dining table, triple glazed window to rear, triple glazed sliding door to conservatory and a central heating radiator.



Conservatory

12'8" x 16'7"

With a triple glazed sliding door leading from the kitchen dining room, triple glazed bifolding doors to garden, triple glazed windows to side and rear, gas fire set on a marble hearth and recessed spotlights.

Landing

With stairs leading from the entrance hall, double glazed window to side, doors leading to various rooms, storage cupboard and loft access.

Bedroom One

13'0" x 13'6"

With a door leading from the landing, fitted wardrobes, two double glazed windows to rear and a central heating radiator.

Bedroom Two

10'11" x 8'11"

With a door leading from the entrance hall, fitted wardrobes, double glazed window to rear and a central heating radiator.

Bedroom Three

10'11" x 6'8"

With a door leading from the landing, double glazed window to rear and a central heating radiator.



Bathroom

7'1" x 5'11"

With a door leading from the landing, WC and wash hand basin set into vanity unit, tiled floor, part tiled walls, bath with waterfall shower over, recessed spotlights and a central heating radiator.

Garden

With triple glazed bifolding doors leading from the conservatory, door to garage, gated side access, decked seating area, steps down to a thoughtfully laid out garden with planted borders, further seating areas and access to the properties own mooring.

Garage

18'10" x 16'0"

With an electric roller shutter door to front, door to garden, double glazed windows to side and rear, power and light.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge - 01384 443331 <https://www.hunters.com>

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