

LAUREL & WYLDE

E S T A T E A G E N T S



4 Belmont Crescent, Swindon, SN1 4EY £730,000

*** REDUCED BY £95,000 AS VENDORS HAVE FOUND A PROPERTY TO PURCHASE - THIS IS AN ABSOLUTE STEAL *** IF BROWSING ON YOUR PHONE, PLEASE CLICK ON THE 'VIDEO TOUR' TAB TO SEE OUR FABULOUS VIDEO *** EXTREMELY RARE OPPORTUNITY TO ACQUIRE THIS WONDERFUL FAMILY HOME IN ONE OF SWINDON'S MOST DESIRABLE ROADS - BELMONT CRESCENT! *** 120FT BACKING ONTO THE OLD RAILWAY TRACK CYCLE PATH, WHICH IN TURN BACKS ON TO A NATURE RESERVE *** APPROXIMATELY 2,100 SQ/FT OF SPACE THROUGHOUT INCLUDING THE CELLAR (WHICH COULD BE CONVERTED SUBJECT TO THE NECESSARY CONSENTS) *** LIVING ROOM *** DINING ROOM *** KITCHEN / FAMILY ROOM *** REAR LOBBY AND WALK IN PANTRY *** UTILITY ROOM *** LARGE CLOAKS CUPBOARD *** FOUR BEDROOMS *** BATHROOM & SHOWER ROOM *** DRIVEWAY PARKING FOR AT LEAST 3 CARS *** GARAGE AND STORE ROOM ***

Entrance Hall

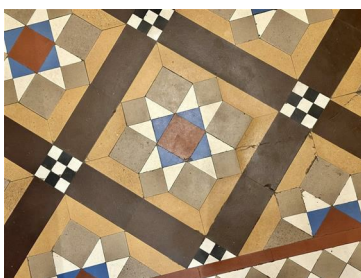
Access through a solid wooden door with a single glazed panel over with coved ceiling, tiled flooring, lovely feature original stained-glass door with matching panels beside and over leading through to the main entrance hall.

A grand hallway with two feature hanging lights, radiator, original coved and cornice work, a timber-built staircase with mahogany handrail and a door at the rear leading to the basement, doors leading to the front/dining room, the cloak/storage cupboard, the living room, kitchen/family room, cloakroom, utility room and rear hallway. The far end of the entrance hall has decorative tiled flooring which actually runs through the whole room but some of it is covered with carpet.



Sitting Room

A light and spacious room with almost full height and width double glazed windows, feature coved ceilings with ceiling light and central rose, picture rails, radiator and feature living flame fire with decorative tile hearth and wooden mantel.



Dining Room

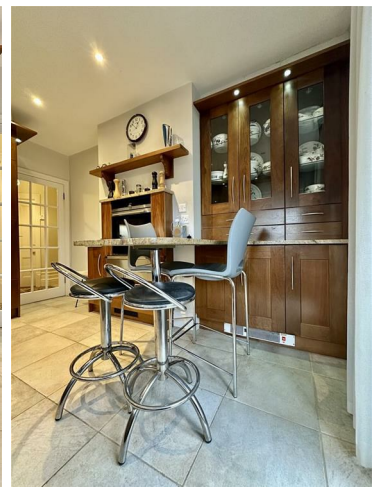
A spectacular front aspect room with a large wooden glazed bay window, beautiful original coved and cornice work, a chandelier style ceiling light with ceiling rose, picture rails, radiator, and a feature living flame fire with decorative tile hearth and wooden mantel.





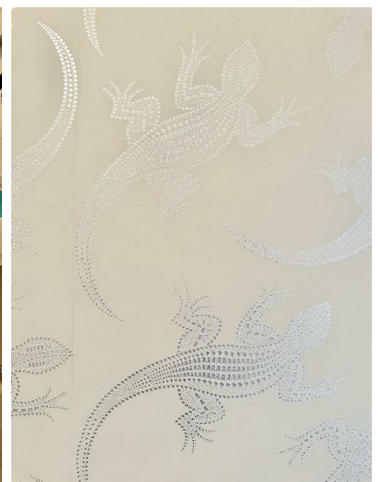
Kitchen

A rear and side aspect room with wooden French double-glazed doors leading out to the decking, steps and rear garden. There is a side aspect wooden double-glazed window. There is a range of ceiling and under pelmet spotlighting, tiled flooring. Fitted with a comprehensive range of base and eye level units with granite work tops incorporating a one and a half bowl stainless steel sink with adjacent drainer and mixer tap. There is a built in Siemens oven with warming draw, a large four ring Bosch induction hob with extractor fan, integrated dishwasher, fridge and freezer, a corner floor level pantry cupboard, and a granite breakfast bar with seating for four people.



Cloackroom

A part tiled side aspect room with an obscure wooden glazed window, ceiling light, tiled flooring, low level wc, pedestal wash hand basin with twin taps.



Side Porch/Utility

A side aspect room with wooden glazed French windows, ceiling spotlights, tiled flooring, granite effect

worktop with space and plumbing for washing machine and tumble drier. A range of built in storage cupboards, there are double doors leading through to the airing cupboard.



Pantry

A side aspect obscure wooden glazed window, lighting, tiled flooring and a range of shelving.



Laundry Room

Another useful space with a side aspect wooden glazed door and window, spotlights, tiled flooring, wall mounted Worcester gas fire combination boiler and a door through to the pantry. The rear hallway has been used as a storeroom/washing room with a Belfast sink, twin taps and wooden work surface.



Landing

A galleried area with two ceiling lights, loft hatch giving access to roof space with a drop-down ladder, high level storage cupboard, original coving and cornice work and doors leading to bedrooms one, two, three, four, airing cupboard and family bathroom.



Master Bedroom

A spacious and light rear aspect room with a large bay wooden double-glazed window overlooking the rear garden and far-reaching views of the countryside. Original coving and cornice work, picture rails, ceiling light, radiator.



Shower Room

A part tiled room with two wooden double glazed Velux roof light, two ceiling lights, tiled flooring, heated towel rail, low level wc, vanity unit incorporating wash hand basin with twin taps and a good sized glazed and tiled shower enclosure with a wall mounted main Mira shower system.



Bedroom Four

A side aspect room with an original leaded single glazed sliding sash window, picture rails, radiator, a range of bookshelves and an original cast iron fireplace with a tiled hearth.

Bedroom Three

A rear aspect room with a large wooden sliding sash glazed window, ceiling light, radiator, built in furniture incorporating a vanity area with marble worktop and ceramic sink with mixer tap over.





Family Bathroom

A front aspect room with a large glazed window, ceiling light, radiator with chrome heated towel rail, part tiled walls, pedestal wash hand basin, and an original cast iron panel enclosed bath with chrome mixer tap and handheld shower attachment.



Bedroom Two

Another spacious and light front aspect room with a large bay wooden double-glazed window, original coving, picture rails, ceiling light, radiator and an original decorative cast iron open fireplace with a tiled heath and wood surround mantel.

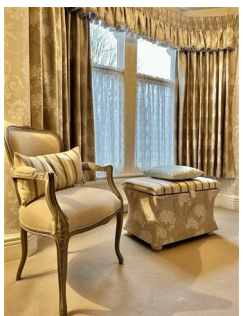


Cellar



Rear Garden

A fabulous large garden that has four separate tiers to it, with flower and shrub borders. There is a paved terrace to the rear of the property that in turn leads down the whole rear of the garden. There is a patio/alfresco area further along the garden with a feature pergola.





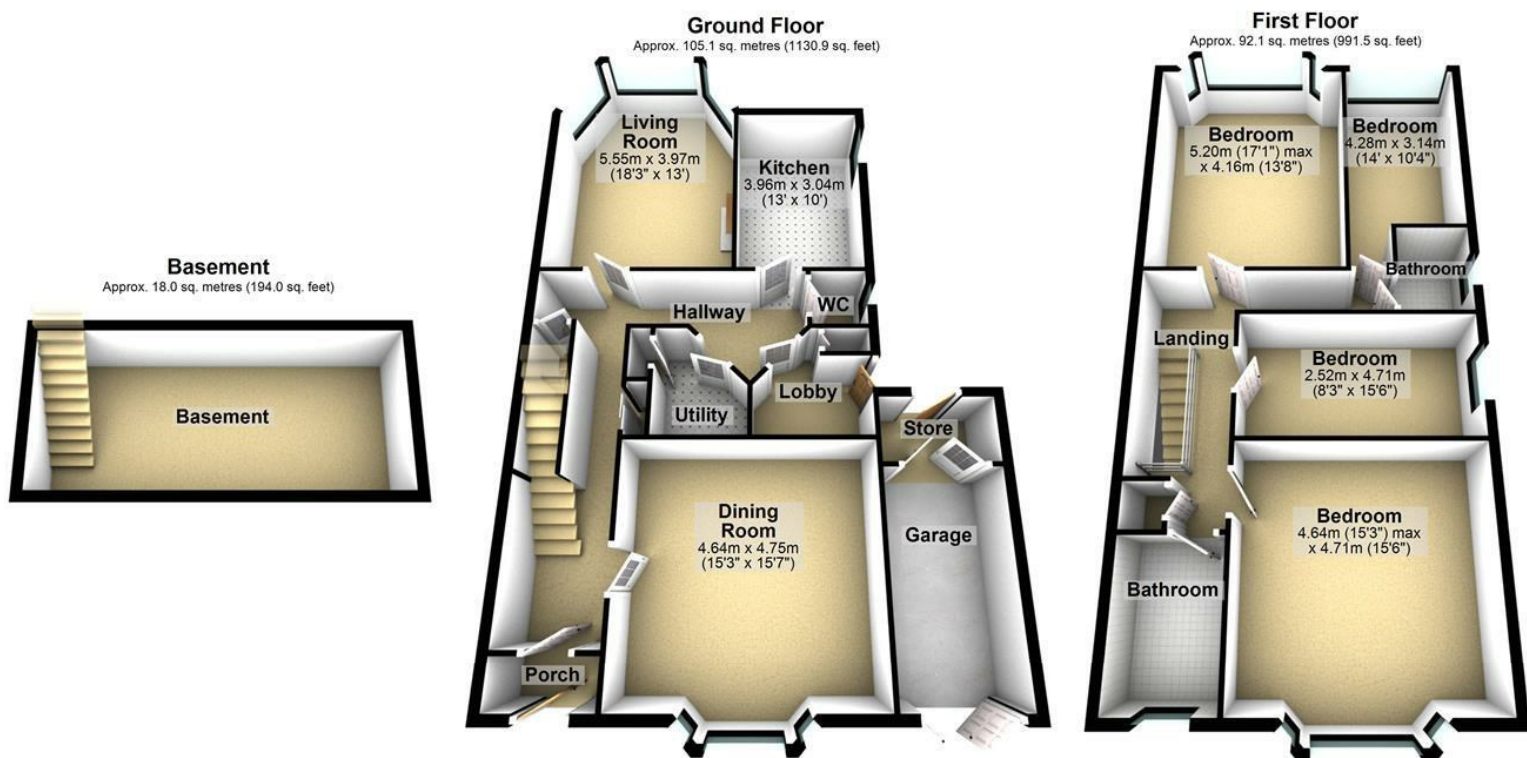
Front Garden

To the front of the property there is a good-sized tarmac driveway providing off street parking for three cars which leads up to the garage. There is a decent sized lawn area with a range of flower and shrub borders, there is paving that leads to the front door.



Plot and Location





Total area: approx. 215.2 sq. metres (2316.4 sq. feet)

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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