



3 Kimbers Field, Wanborough, Swindon, SN4 0BT

- NO ONWARD CHAIN
- Detached House
- Three Bedrooms
- POTENTIAL TO EXTEND (STPP)
- Good Size Rear Garden (East Facing)
- Garage
- Driveway Parking
- Two Reception Rooms
- Downstairs Cloakroom
- Excellent Location

Offers Over £350,000



*** NO ONWARD CHAIN *** We are delighted to offer this three bedroom detached house with POTENTIAL TO EXTEND (subject to planning permission). Located in a quiet cul de sac in the sought after village of Wanborough. The accommodation briefly comprises of entrance hallway, cloakroom, living room, dining room, kitchen, three bedrooms and bathroom. Property also benefits from a garage, driveway parking, East facing rear garden, gas central heating and uPVC double glazing. An early viewing is highly recommended.

Location

Wanborough is located approximately two miles to the south east of Swindon and is highly accessible to J15 of the M4 motorway as well as the A419 giving swift access to Cirencester, The Cotswolds and beyond. Swindon mainline railway station serves Bristol and Paddington. Wanborough enjoys a well regarded primary school (pupils progress to The Ridgeway comprehensive school with a sixth form at Wroughton), village hall, doctors surgery with dispensary, excellent sporting facilities at Hoopers Field, five public houses and an historic church.

Entrance Hallway

Stairs to first floor. Understairs cupboard. Radiator.

Cloakroom

Obscured uPVC window to front elevation. White suite comprising of corner wash hand basin with splash back tiles and low level W.C. Radiator.

Living Room

uPVC French doors to rear garden. uPVC window to side elevation. Two radiators.

Kitchen

uPVC door and window to rear elevation. Matching wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Built in single oven. Ceramic hob with extractor hood over. Integral fridge, freezer and dishwasher. Space and plumbing for washing machine. Part tiled walls. Tiled flooring.

Dining Room

uPVC window to rear elevation. Radiator.

Landing

uPVC window to front elevation. Loft access. Airing cupboard.

Bedroom One

uPVC windows to front and rear elevation. Built in double wardrobe. Radiator.

Bedroom Two

uPVC window to rear elevation. Radiator.

Bedroom Three

uPVC window to rear elevation. Radiator.

Bathroom

Obscured uPVC window to front elevation. White suite comprising of panelled bath with electric shower over, pedestal wash hand basin and low level W.C. Part tiled walls. Inset ceiling lights. Radiator.

Front

Driveway parking. Path leading to storm porch and gated rear access. Outside light.

Rear & Side Garden

East facing. Enclosed by timber fencing. Mostly laid to lawn with shrub borders and mature hedging. Timber shed. Paved patio. Gravelled area to side. Gated access to front. Outside tap.

Garage

Up and over garage door. Light and power. Eaves storage.

Sizes

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings

Strictly via our Swindon office telephone (01793) 641641.

Mortgages

If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering

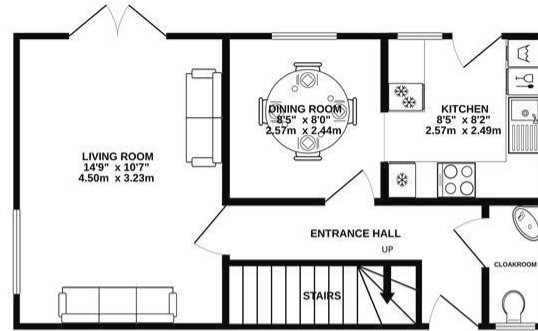
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



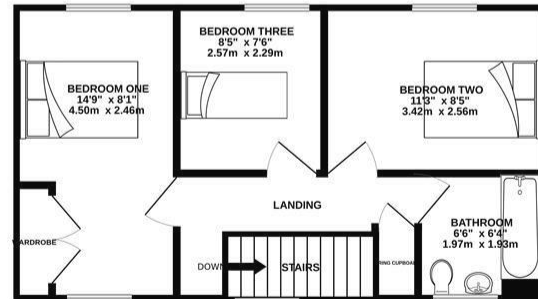
PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 sq.m.) approx.

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 for 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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