



**30 Benwell Close,  
Westlea, Swindon, SN5 7BY**

- EXTENDED Semi Detached House
- Four DOUBLE Bedrooms
- 20ft Lounge/Diner
- 14ft Kitchen
- Utility Room & Cloakroom
- 19ft Conservatory
- En-Suite Shower To Master
- Garage & Workshop
- Low Maintenance Rear Garden
- Cul De Sac Location

**Guide Price £350,000**



We are pleased to offer this EXTENDED four DOUBLE bedroom semi detached house located in a quiet cul de sac in the popular of Westlea, within easy access to the West Swindon shopping centre and transport links such as the M4 motorway. The accommodation comprises of entrance hallway, lounge/diner, conservatory, kitchen, utility room, cloakroom, master bedroom (with en-suite shower), three further bedrooms and family bathroom. Property also benefits from driveway parking, garage, workshop, low maintenance rear garden, gas central heating and uPVC double glazing. An early viewing is highly recommended.

#### **Entrance Hallway**

Stairs to first floor. Tiled flooring.

#### **Lounge/Diner**

uPVC window to front elevation. uPVC French doors to conservatory. Solid oak flooring. Two vertical radiators.

#### **Kitchen**

uPVC window to front elevation. Matching wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Space for Rangemaster cooker with extractor hood over. Space and plumbing for dishwasher. Space for American style fridge/freezer. Understairs cupboard. Part tiled walls. Solid oak flooring. Inset ceiling lights. Radiator.

#### **Utility Room**

uPVC door to rear garden. Matching wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer. Part tiled walls. Laminate flooring.

#### **Cloakroom**

uPVC window to side elevation. White suite comprising of wash hand basin with cupboard under and low level W.C. Part tiled walls. Laminate flooring. Radiator.

#### **Conservatory**

uPVC windows to rear and side elevation. uPVC door to side. Pedestrian access to workshop and garage. Laminate flooring. Radiator.

#### **Landing**

Radiator.

#### **Bedroom One**

uPVC window to front elevation. Two built in wardrobes. Loft access (fully boarded). Radiator.

#### **En-Suite**

Obscured uPVC window to rear elevation. White suite comprising of double walk in shower, pedestal wash hand basin and low level W.C. Extractor fan. Part tiled walls. Tiled flooring. Inset ceiling lights. Radiator.

#### **Bedroom Two**

uPVC window to front elevation. Airing cupboard. Loft hatch. Inset ceiling lights. Radiator.

#### **Bedroom Three**

uPVC window to rear elevation. Radiator.

#### **Bedroom Four**

uPVC window to front elevation. Radiator.

#### **Bathroom**

Obscured uPVC window to rear elevation. White suite comprising of panelled bath with shower over, vanity unit with built in wash hand basin and W.C. Extractor fan. Part tiled walls. Vinyl flooring. Heated towel rail.

#### **Garage**

Up and over garage door. Door to workshop. Light and power.

#### **Workshop**

uPVC door and window to conservatory. Door to garage. Radiator.

#### **Front**

Driveway parking. Mostly paved with mature hedging. Storm porch. Outside light.

#### **Rear Garden**

Enclosed by timber fencing. Mostly paved with raised shrub borders and flowerbeds. Outside light and tap.

#### **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**

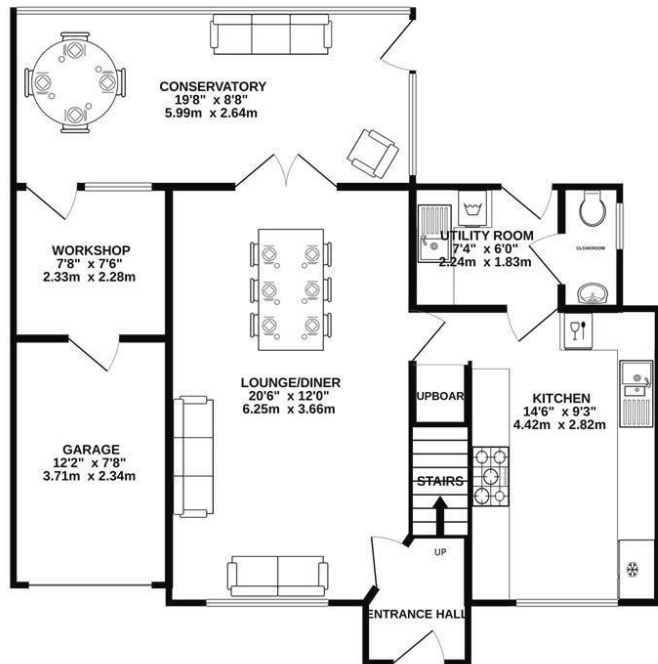
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



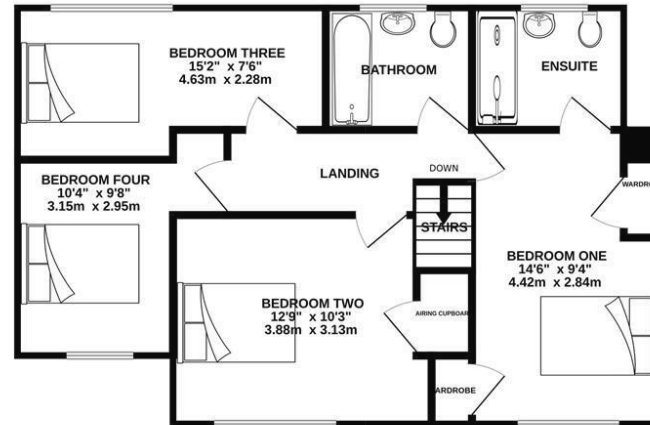
# PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

GROUND FLOOR  
817 sq.ft. (75.9 sq.m.) approx.



FIRST FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1428 sq.ft. (132.6 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 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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