



2 The Maltings, Wanborough, Swindon, SN4 0AF

- EXTENDED Detached House
- Four DOUBLE Bedrooms
- 28ft Open Plan Living & Dining Area
- Living Room With Wood Burner
- 21ft Kitchen/Diner
- Utility Room & Cloakroom
- En-Suite Shower To Master
- Good Size Rear Garden (Non Overlooked) & Patio Area
- Driveway Parking For Three Vehicles
- Excellent Location

Price £790,000



*** POTENTIAL FOR FURTHER EXTENSION (subject to planning permission) *** We are delighted to offer this stunning and spacious four DOUBLE bedroom detached house located just off the High St in the sought after village of Wanborough. The current owners have EXTENDED and tastefully updated the property throughout with good quality fixtures and fittings. The ground floor comprises of living room, kitchen/diner, family room, open plan living/dining room, utility room and cloakroom. To the first floor is master bedroom (with en-suite shower), three further bedrooms and family bathroom. Property also benefits from a good size non overlooked rear garden with a large patio area, garage and driveway parking. 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 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. Inset ceilings. Karndean flooring. Radiator.

Family Room

uPVC window to front elevation with shutters. Radiator.

Living Room

Opening to open plan living/dining room. Obscured uPVC window to side elevation. Wood burner with Sandstone surround. Two radiators.

Open Plan Living & Dining

uPVC sliding doors to rear elevation. uPVC windows and door to side elevation. Two Lanterns. Stone flooring. Inset ceiling lights. Two radiators.

Kitchen/Diner

Opening to open plan living/dining room. Door to utility room. Wall and base units with granite worktops over. Breakfast bar. Ceramic sink and drainer with half bowl. Rangemaster cooker with eight burner gas hob. Triple extractor hood over. Integral fridge/freezer and dishwasher. Part tiled walls. Inset ceiling lights. Karndean flooring.

Utility Room

uPVC window to rear elevation. Doors to open plan living/dining room and garage. Wall and base units with granite worktops over. Stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer. Part tiled walls. Inset ceiling lights. Karndean flooring. Airing cupboard. Radiator.

Cloakroom

Obscured uPVC window to side elevation. White suite comprising of wash hand basin with cupboard under and low level W.C. Karndean flooring. Radiator.

Landing

uPVC window with shutters to side elevation. Loft access.

Bedroom One

uPVC window to rear elevation. Two double built in wardrobes. Laminate flooring. Radiator.

En-Suite Shower

Obscured uPVC window to rear elevation. White suite comprising of double walk in shower, vanity unit with built in wash hand basin and low level W.C. Extractor fan. Part tiled walls. Tiled flooring. Inset ceiling lights. Heated towel rail.

Bedroom Two

uPVC window to front elevation with shutters. Built in double wardrobe. Radiator.

Bedroom Three

uPVC window to front elevation with shutters. Built in double wardrobe. Radiator.

Bedroom Four

uPVC window to rear elevation. Radiator.

Bathroom

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

Garage & Storage

Two up and over garage doors. uPVC door to side garden. Door to utility room. Light and power. Part tiled flooring.

Side & Rear Garden

Large block paved patio area with double gates leading to front. Pedestrian access to garage. Enclosed by timber fencing. Mostly laid to lawn. Storage space to side. Outside lights and tap.

Front

Driveway parking for three vehicles. Double gates leading to side and rear garden. Storm porch. Raised sleepers with flowerbeds and shrubs. Electric car point.

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

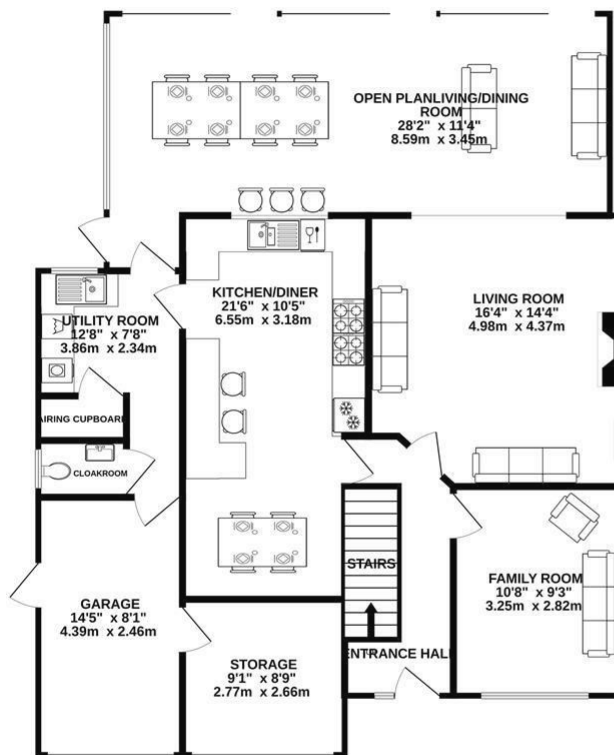
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



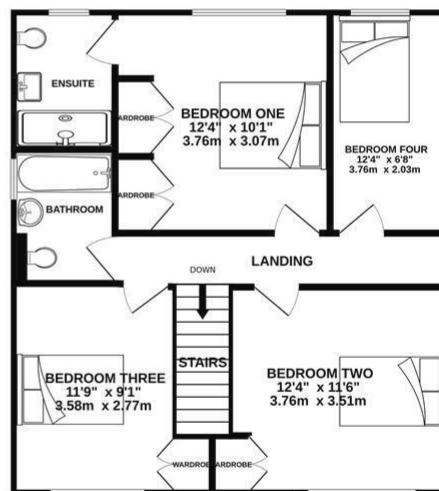
PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

GROUND FLOOR
1233 sq.ft. (114.6 sq.m.) approx.



1ST FLOOR
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1888 sq.ft. (175.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(65-80)	C		79
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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