



HARDIE CLOSE

Stratton, Swindon, Wiltshire SN3 4PL


PRIMARY
HOMES & LETTINGS

Hardie Close, Stratton, Swindon SN3 4PL

- POTENTIAL FOR FURTHER EXTENSION (STPP)
- EXTENDED Detached House
- Four Bedrooms
- South East Facing Rear Garden
- 27ft Kitchen/Diner
- Two Reception Rooms
- 22ft Conservatory
- Driveway Parking For Several Vehicles
- Good Size Garage & Carport
- Good Location

Guide Price £465,000



Primary Homes & Lettings are delighted to offer this spacious and well presented EXTENDED four bedroom detached house with POTENTIAL FOR FURTHER EXTENDING (subject to planning). The accommodation comprises of entrance hallway, living room, kitchen/diner, utility room, family room, cloakroom, conservatory, master bedroom (with en-suite shower), three further bedrooms and bathroom. Property also benefits from a garage, car port, driveway parking for several vehicles and a good size rear garden. Located in the heart of Stratton within easy access to all local amenities, schools and transport links such as the A419 & A420. Must be viewed.

Porch

uPVC double doors. Two uPVC windows to side elevation. Laminate flooring. Inset ceiling light. Door to entrance hallway.

Entrance Hallway

Stairs to first floor. Laminate flooring. Radiator.

Living Room

uPVC window to front elevation. Wood burner with brick surround and mantle over. Radiator.

Kitchen/Diner

uPVC windows to conservatory and rear elevation. uPVC door to rear garden. Wall and base units with solid wood worktops over. Belfast sink with mixer tap. SMEG range cooker with six burner gas hob and triple extractor hood over. Integral dishwasher. Space for American style fridge/freezer. LVT flooring. Inset ceiling lights. Vertical radiator.

Utility Room

uPVC door to side. uPVC window to rear elevation. Ceramic sink. Wall and base units with solid wood worktops over. Space and plumbing for washing machine and tumble dryer.

Family Room

uPVC bi-fold doors to conservatory. Tiled flooring. Inset ceiling lights. Radiator.

Cloakroom

White suite comprising of wash hand basin with cupboard under and low level W.C. Extractor fan. Tiled flooring. Radiator.

Conservatory

uPVC windows side and rear elevation. uPVC patio doors to rear garden. Tiled flooring. Two radiators.

Landing

Stairs to loft (partly boarded). Airing cupboard.

Bedroom One

Two uPVC windows to front elevation. uPVC doors to Juliet style balcony. Built in wardrobes. Inset ceiling lights. Radiator.

En-Suite

Obscured uPVC window to rear elevation. White suite comprising of double

walk in shower, vanity unit with two wash hand basins and cupboards under and low level W.C. Extractor fan. Fully tiled walls. Tiled flooring. Inset ceiling lights. Heated towel rail.

Bedroom Two

uPVC window to front elevation. Built in wardrobe. Radiator.

Bedroom Three

uPVC window to rear elevation. Built in wardrobe. Radiator.

Bedroom Four

uPVC window to front elevation. Storage cupboard. Radiator.

Bathroom

Obscured uPVC window to rear elevation. White suite comprising of panelled bath with shower over, wash hand basin with cupboard under and low level W.C. Extractor fan. Fully tiled walls. Tiled flooring. Inset ceiling lights. Heated towel rail.

Integral Garage

Electric garage door. uPVC door and window to side. Light and power.

Front

Block paved driveway and carport with driveway parking for several vehicles. Gated access to rear garden. Raised shrub borders with hedging. Timber shed. Electric car point. Outside lights.

Rear Garden

South East facing. Enclosed by timber fencing. Large paved patio with undercover seating and electric awning. Steps leading to further patio area and laid to lawn with mature tress, shrubs and pond. Two timber sheds. Outside sockets and lights. Gated access to front.

Sizes

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

Viewings

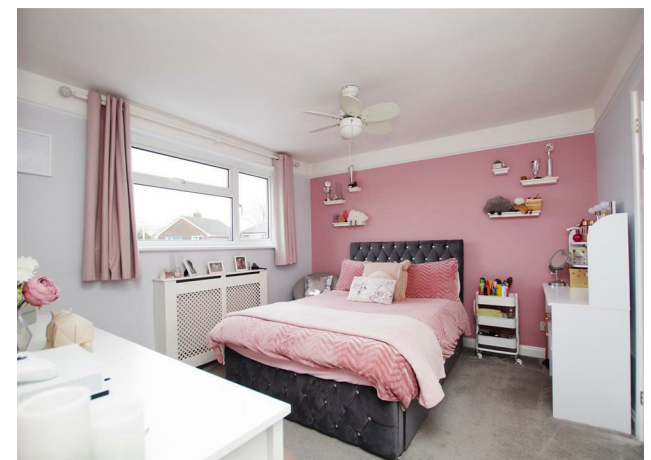
Strictly via our Swindon office telephone (01793) 641641.

Mortgages

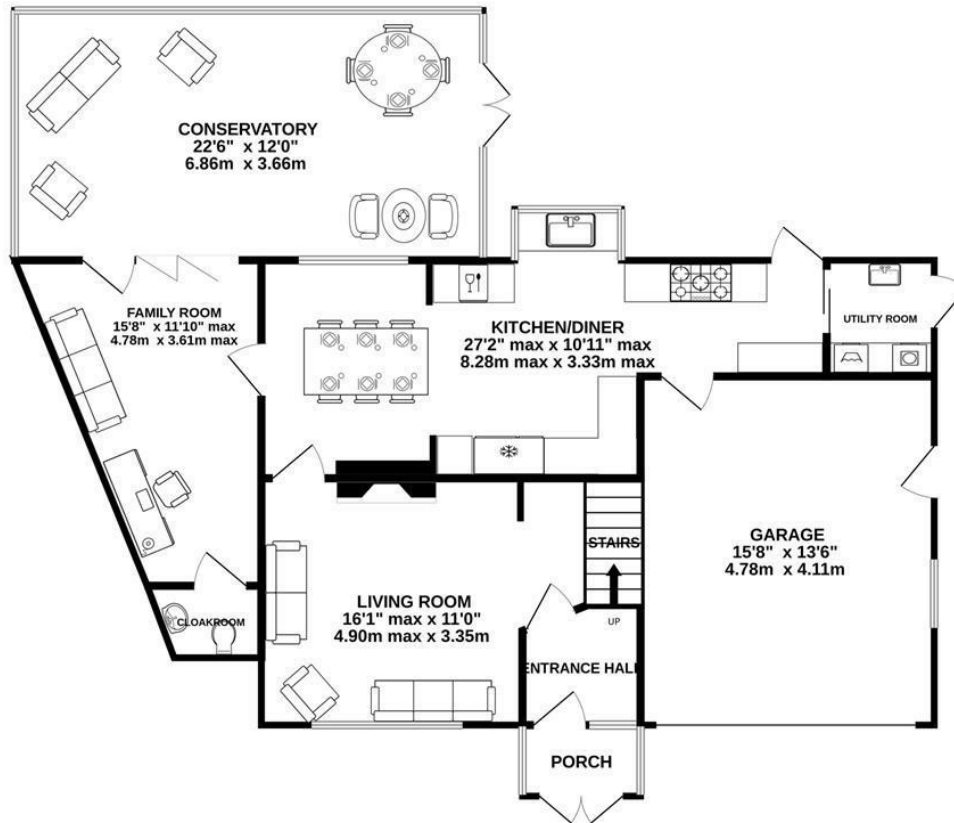
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering

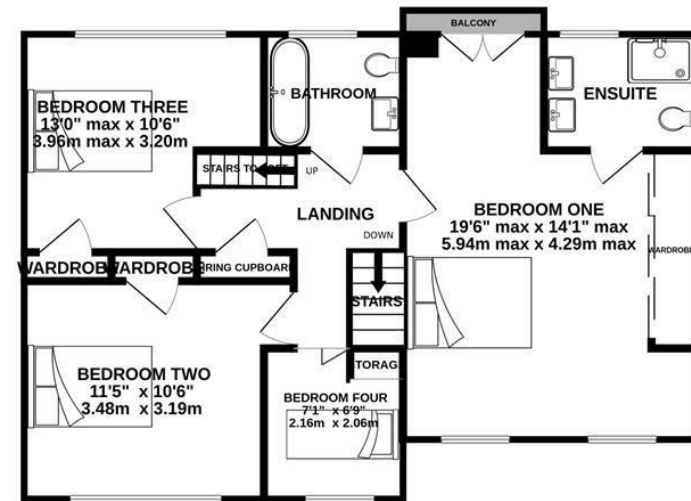
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
1167 sq.ft. (108.4 sq.m.) approx.



1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 1847 sq.ft. (171.6 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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