



GODWIN ROAD

Stratton, Stratton, SN3 4XF

PRIMARY
HOMES & LETTINGS

Godwin Road, Stratton, Stratton SN3 4XF

- NO ONWARD CHAIN
- Detached House
- Four Bedrooms
- POTENTIAL TO EXTEND (STPP)
- Two Reception Rooms
- GARAGE & Driveway Parking For Several Vehicles
- West Facing Rear Garden
- Downstairs Cloakroom
- Excellent Location

Guide Price £375,000



*** NO ONWARD CHAIN *** Primary Homes & Lettings are delighted to offer this spacious and immaculate four bedroom detached house with POTENTIAL TO EXTEND (subject to planning permission). The accommodation comprises of entrance hallway, cloakroom, living room, kitchen, dining room, four bedrooms and bathroom. Property also benefits from driveway parking for several vehicles, garage, enclosed rear garden, gas central heating and uPVC double glazing. Located in Stratone village, within easy access to all local amenities, schools and transport links such as the A419 & A420.

Entrance Hallway

Composite front door. Stairs to first floor. Understairs cupboard. Tiled flooring. Radiator.

Cloakroom

Obscured uPVC window to front elevation. Suite comprising of wash hand basin with cupboard under and low level W.C. Tiled flooring. Radiator.

Living Room

uPVC bay window to front elevation. Electric fireplace with Portland stone surround. Tiled flooring. Radiator. Opening to dining room.

Dining Room

uPVC sliding door to rear garden. Tiled flooring. Radiator.

Kitchen

uPVC window and composite door to rear garden. Matching wall and base units with rolled edge worktops over. Breakfast bar. Acrylic sink and drainer. Built in double oven. Electric hob with extractor hood over. Integral fridge and freezer. Space and plumbing for dishwasher. Part tiled walls. Tiled flooring. Radiator.

Landing

uPVC window to side elevation. Airing cupboard. Loft access (partly boarded and loft ladder).

Bedroom One

uPVC window to rear elevation. Laminate flooring. Radiator.

Bedroom Two

uPVC window to front elevation. Laminate flooring. Radiator.

Bedroom Three

uPVC window to rear elevation. Laminate flooring. Radiator.

Bedroom Four

uPVC window to front elevation. Laminate flooring. Radiator.

Bathroom

Obscured uPVC window to side elevation. White suite comprising of panelled bath with shower over, wash hand basin with cupboard under and low level W.C. Shaving point. Fully tiled walls. Tiled flooring. Heated towel rail.

Garage

Up and over garage door. uPVC door to rear garden. Space and plumbing for washing machine. Light and power. Eaves storage.

Front

Driveway parking for several vehicles. Storm porch. Gated access to rear garden. Outside light.

Rear Garden

West facing. Enclosed by timber fencing. Mostly gravelled with water features. Paved patio. Decking area with Pergola. Pedestrian access to garage. Gated access to front. Outside 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

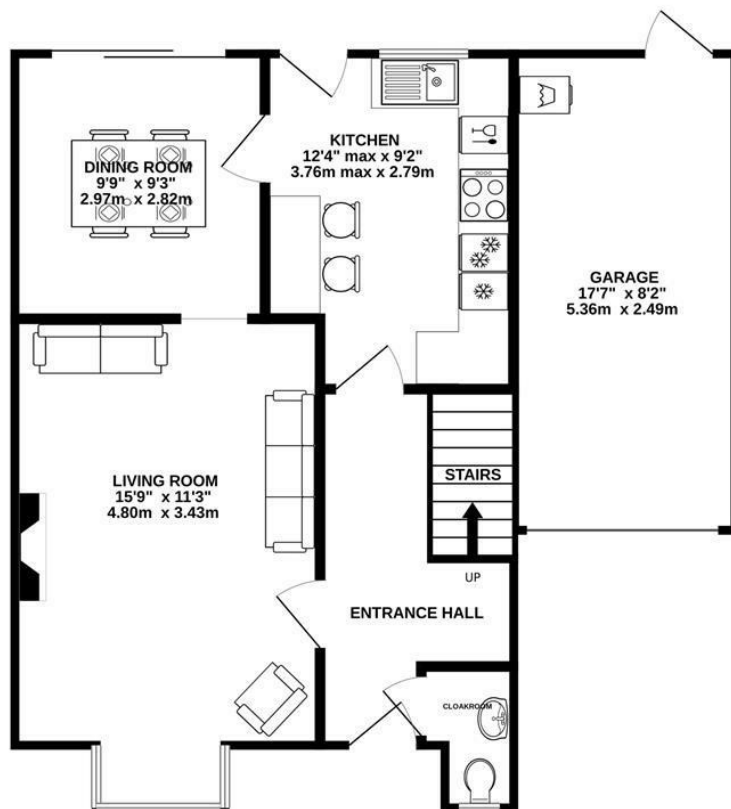
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering

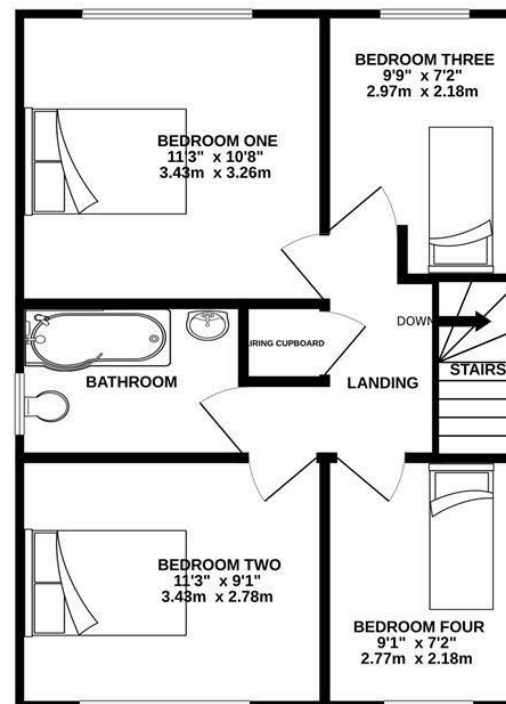
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1096 sq.ft. (101.8 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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