



**JOHN RUSKIN ROAD**

Tadpole Village, Swindon, Wilts SN25 2PS

  
**PRIMARY**  
HOMES & LETTINGS



## John Ruskin Road, Tadpole Village, Swindon SN25 2PS

- NO ONWARD CHAIN
- Three Storey Link Detached House
- Four DOUBLE Bedrooms
- 31ft Open Plan Lounge/Diner/Kitchen
- Two En-Suites
- Downstairs Cloakroom
- Study Area
- Sunny Aspect Rear Garden
- Garage & Driveway Parking
- Sought After Location

**Chain Free £435,000**





\*\*\* NO ONWARD CHAIN \*\*\* We are delighted to offer this well presented and spacious four bedroom link-detached house set on three floors. The ground floor accommodation comprises of cloakroom, open plan lounge/diner/kitchen with bi-fold doors leading to the rear garden. To the first floor is bedroom two (with en-suite shower), two further bedrooms, study area and bathroom. Master bedroom with built in wardrobes and en-suite shower are located on the second floor. The property also benefits from a sunny aspect rear garden, front garden, garage, driveway parking and gas central heating. Located in the sought after development of Tadpole Garden Village, it is a picturesque place to live, with tree-lined avenues weaving throughout the development and home to shops, doctors surgery, parks, sports pitches and three schools. Situated within easy access to The Orbital shopping centre and transport links to the A419 and M4 motorway. Viewing is highly recommended.

### Entrance Hallway

Stairs to first floor. LVT flooring. Radiator.

### Cloakroom

Obscured uPVC window to front elevation. White suite comprising of wash hand basin and built in W.C. Inset ceiling lights. LVT flooring. Radiator.

### Living/Dining Area

Bi-fold doors leading to rear garden. Understairs cupboard. LVT flooring. Two Radiators.

### Kitchen

uPVC window to front elevation. Wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Built in double oven. Gas hob with extractor hood over. Integral washing machine, dishwasher, fridge/freezer. Inset ceiling lights. LVT flooring.

### Landing

uPVC window to front elevation. Stairs to second floor. Storage cupboard. Radiator.

### Bedroom Two

uPVC French doors to rear elevation with Juliet style balcony. Double built in wardrobe. Radiator.

### En-Suite

Obscured uPVC window to front elevation. White suite comprising of walk in double shower, wash hand basin and built in W.C. Part tiled walls. LVT flooring.

### Bedroom Three

uPVC window to front elevation. Radiator.

### Bedroom Four

uPVC window to rear elevation. Radiator.

### Bathroom

Obscured uPVC window to rear elevation. White suite comprising of panelled bath with shower over, wash hand basin and built in W.C. Extractor fan. Shaving point. Inset ceiling lights. Part tiled walls. LVT flooring. Heated towel rail.

### Landing

Airing cupboard.

### Bedroom One

uPVC window to front elevation. Radiator.

### Dressing Area

Range of built in wardrobes. Loft access. Inset ceiling light.

### En-Suite

Velux window to rear elevation. White suite comprising of built in double shower, wash hand basin and built in W.C. Extractor fan. Shaving point. Inset ceiling lights. Part tiled walls. LVT flooring. Heated towel rail.

### Front

Driveway parking. Laid to lawn with laurel bushes. Block paved path leading to storm porch. Outside light.

### Rear Garden

Enclosed by timber fencing. Mostly laid to lawn. Block paved patio. Access to garage.

### Garage

Electric roller doors on by both sides. Light and power.

### Photographs

Please note that photos were taken prior to the current tenants moving into the property.

### 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

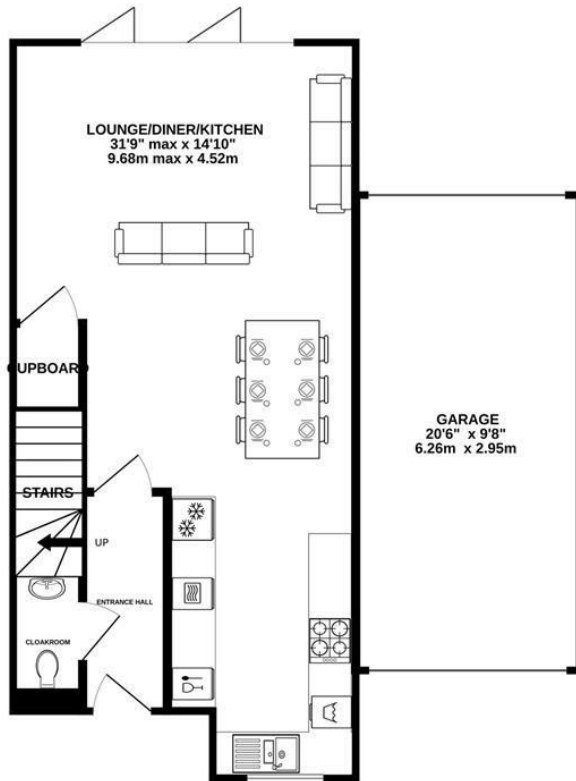
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

### Money Laundering

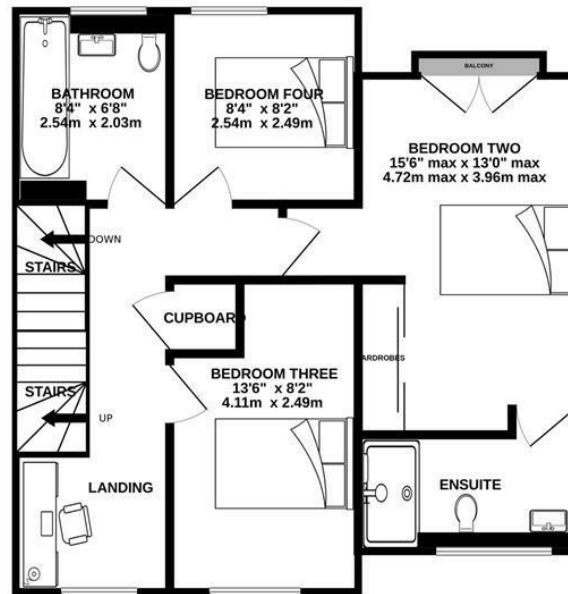
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



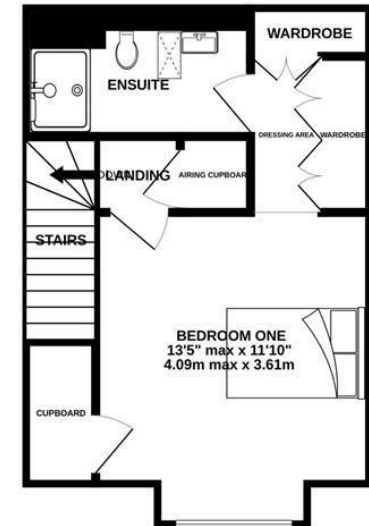
GROUND FLOOR  
642 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



2ND FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 1507 sq.ft. (140.0 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.

Made with Metropix ©2023

01793 641641

10 Commercial Road, Swindon, SN1 5PL

info@primaryhomesandlettings.co.uk

**PRIMARY**  
HOMES & LETTINGS