

for sale

£340,000



Lancaster Road Wroughton Swindon SN4 9HH

An impressive three bedroom semi detached family home situated in a rarely available cul-de-sac within the highly sought after village of Wroughton. The property occupies a generous plot and has been recently renovated to a high standard throughout. Viewing highly recommended!



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Ground Floor Accommodation

Entrance Hall

Composite Door to Front, Double Glazed Window to Front, Storage Cupboard, Access to Study and Open Plan Kitchen / Living / Dining Area. Stairs to First Floor, Radiator

Study

6' 1" x 5' 10" (1.85m x 1.78m)
Double Glazed Window to Front, Radiator

Living Room

20' 8" Maximum x 12' 3" Maximum (6.30m Maximum x 3.73m Maximum)
Dual Aspect Double Glazed Windows to Side & Rear, Laminate Flooring, Radiator

Family Room

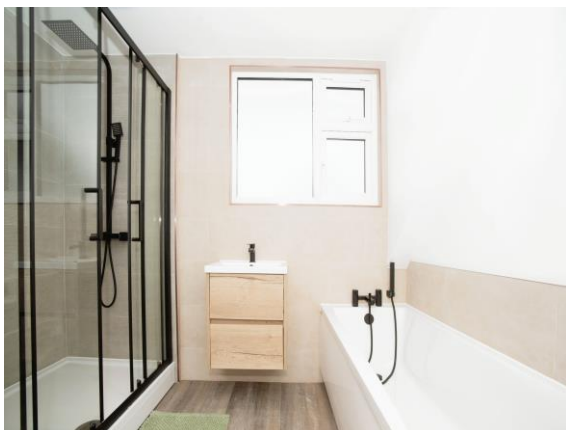
9' 3" Maximum x 7' 7" Maximum (2.82m Maximum x 2.31m Maximum)

Double Glazed Window to Side and Double Glazed Door to Rear, Radiator

Kitchen

11' 10" Maximum x 8' 11" Maximum (3.61m Maximum x 2.72m Maximum)

Double Glazed Window & Door to Side, New Kitchen with a Range of Modern Wall & Base Units with Rolled Work Surface Over, Inset Sink with Draining Board and Black Mixer Tap, Built In Oven with Induction Hob and Extractor Hood Over, Tiled Splash Back All Around, Integrated Washing Machine, Dishwasher and Fridge / Freezer, Radiator



First Floor Accommodation

Landing

Access to Loft

Bedroom 1

12' 5" x 11' 3" (3.78m x 3.43m)

Double Glazed Window to Front, Radiator

Bedroom 2

11' 3" x 9' 3" (3.43m x 2.82m)

Double Glazed Window to Rear, Radiator

Bedroom 3

10' 11" x 6' 1" (3.33m x 1.85m)

Double Glazed Window to Side, Radiator

Bathroom

Dual Aspect Double Glazed Obscured Windows to Rear & Side, Brand New Four Piece Suite Comprising of WC, Vanity Sink Unit, Panel Bath with Mixer Tap and Double Shower Enclosure, Tiled to Water Sensitive Areas, Spot Lights, Radiator

Outside Space

Front Garden

Small Well Kept Lawn Area with Privacy Bush Along the Front, Pathway to Front Door and Side Access via Gate

Rear Garden

Low Maintenance Garden Enclosed Via Fence Panels, Mostly Laid to Lawn with Pathway running the Length of the Garden, Leading to Small Patio Area with Storage Shed, Side Access via Gate

Parking

Driveway Parking and Garage with Up and Over Door to the Front of the Property





Total floor area 91.2 m² (981 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01793 461757
E swindonoldtown@connells.co.uk

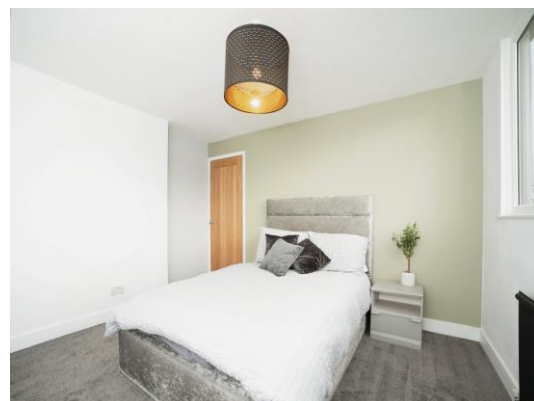
3-5 Victoria House, Albert St
 SWINDON SN1 3BG

Property Ref: SND102729 - 0009

Tenure: Freehold EPC Rating: E

Council Tax Band: C

view this property online connells.co.uk/Property/SND102729



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