

for sale

£425,000



Lower Close Wroughton Swindon SN4 9EX

Located in the heart of the highly desirable village of Wroughton, this beautifully presented four-bedroom detached home offers an ideal blend of modern living and traditional charm with spacious living, garage and driveway parking. Call now to book your viewing!



Lower Close Wroughton Swindon SN4 9EX

Ground Floor Accommodation

Entrance Hall

Large entrance hall with access to Lounge, Study, Utility Room, Cloakroom and Kitchen / Diner. Stairs up to First Floor

Lounge

19' 8" x 12' 7" (5.99m x 3.84m)

Double Glazed Window to the Front, Double Glazed French Doors to the Rear Garden, Radiator

Study

9' x 8' 3" (2.74m x 2.51m)

Dual Aspect Double Glazed Windows to Front and Side, Radiator

Cloakroom

Double Glazed Window to Side, WC and Wash Hand Basin

Utility Room

6' 4" x 5' 10" (1.93m x 1.78m)

Double Glazed Door to the Rear, Range of Wall and Base Units with Work Surface Over and Inset Stainless Steel Sink with Mixer Tap

Kitchen / Diner

18' 2" x 11' 11" (5.54m x 3.63m)

Double Glazed Window to Side and Double Glazed French Doors to Side, Modern Range of Wall and Base Units with Work Surface Over and Matching Up Stands, Stainless Steel One and Half Bowl Sink with Mixer Taps, Built In Oven with Gas Hob and Extractor Hood Over, Integrated Washing Machine, Dishwasher and Fridge / Freezer, Radiator.



First Floor Accommodation

Bedroom 1

15' 10" x 11' 11" (4.83m x 3.63m)
Double Glazed Window to Side, Radiator, Door to En-Suite

En-Suite

Double Glazed Window to Side, Three Piece Suite Comprising of WC, Wash Hand Basin and Double Shower Enclosure

Bedroom 2

15' 4" x 9' (4.67m x 2.74m)
Dual Aspect Double Glazed Window to Front and Side, Radiator

Bedroom 3

11' 5" x 9' 2" (3.48m x 2.79m)
Double Glazed Window to Front, Radiator

Bedroom 4

9' 2" x 11' 4" narrowing to 7' 11" (2.79m x 3.45m narrowing to 2.41m)
Double Glazed Window to Rear, Radiator

Outside Space

Rear Garden

Private Garden Enclosed by Fence Panels, Mostly Laid to Patio with Artificial Grass Area and Rear Gate Access

Parking

Driveway and Garage Parking to the Rear of the Property



To view this property please contact Connells on

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

Property Ref: SND102697 - 0002

Tenure:Freehold EPC Rating: B

Council Tax Band: F

view this property online connells.co.uk/Property/SND102697



1. MONEY LAUNDERING REGULATIONS 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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