



GRANT FRASER  
TOWN & COUNTRY



1 Nolan Close, St Andrews Ridge, Swindon, Wiltshire, SN25 4GP  
**Guide price £475,000**



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Offering a significant amount of driveway parking, ideal for the larger family or those with a caravan/motorhome is this modernised Bovis built home. There is a dual aspect living room onto conservatory, refitted L-shaped kitchen with granite worktops and bifold doors to the garden plus a study/playroom and en-suite to bedroom one.

Situated in a cul-de-sac with a west facing garden the property is located on a main bus route offering routes into the town centre. There are two local Co-op convenience stores, a pub, nursery and the A419 junction for links to the M4 and M5 motorways all half a mile from the property. Abbey Farm Educate Together Primary school is 0.2 miles away.

## Description

Comprising entrance hallway, living room, conservatory, dining room, kitchen, study/playroom, cloakroom, four bedrooms, en-suite, bathroom. The entrance hallway leads to all ground floor rooms (bar conservatory) and has a handy under stair storage cupboard. The living room is to the right, looks over the front garden with doors to the rear opening out to the conservatory, this overlooks the rear garden with french doors providing access. The dining room has bi-fold doors to the garden and is open plan to the refitted kitchen which has extensive overall storage, a breakfast bar, utility end and granite worktops. To the end of the hallway is the cloakroom and study/playroom which is of a good size and overlooks the front garden. On the first floor there are four bedrooms, three with built in storage, there is a refitted en-suite and main bathroom.

Outside the property owns the driveway from the main road down to the garages including the bay to the left of the photograph, offering significant parking options. Gated side access leads to the west facing rear garden with a patio, lawn, mature borders and handy side return with access to the back of the garage and providing external storage area.

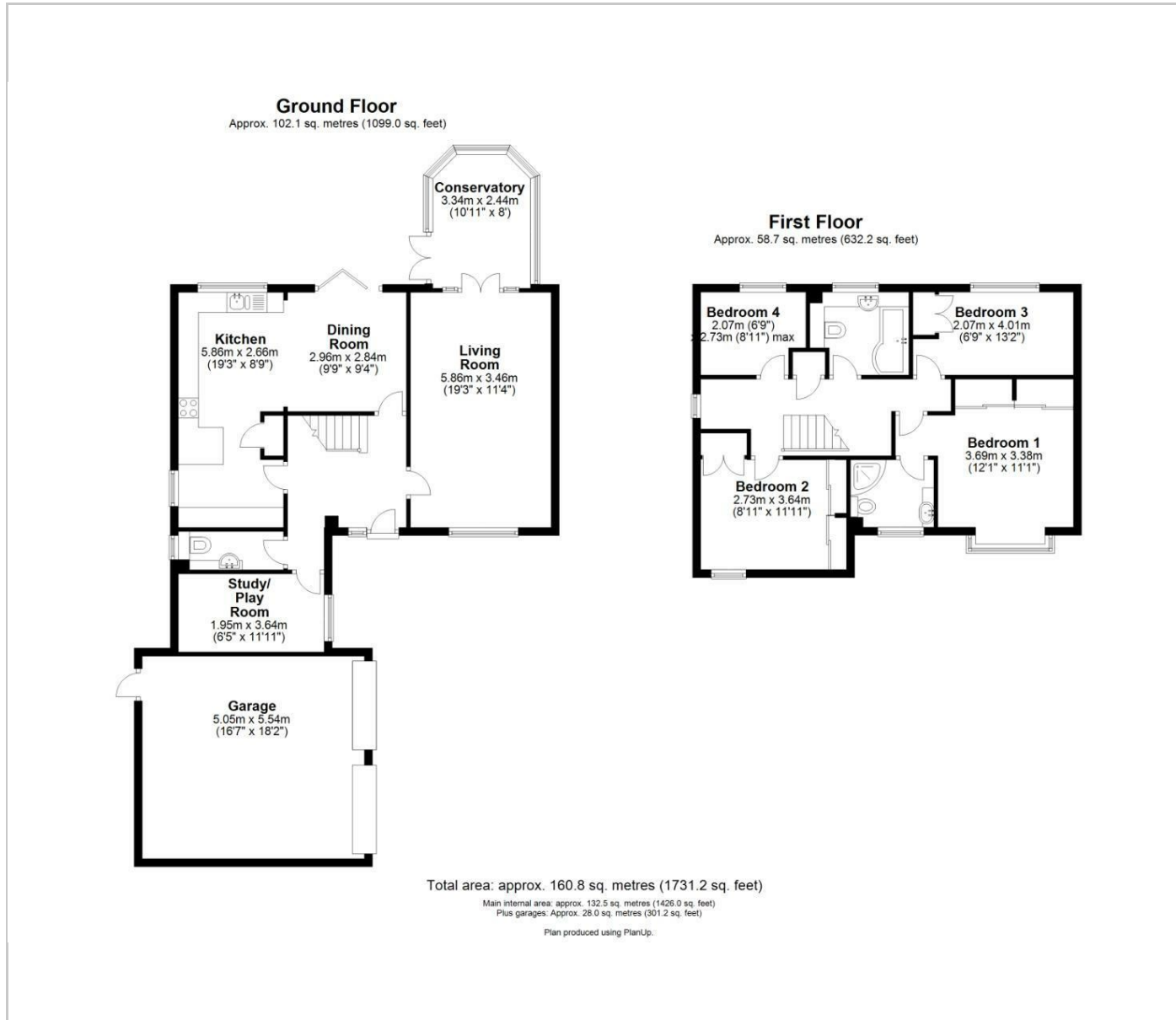
Services: Mains drainage, gas, electricity and water. Broadband download speed 80-100 Mbps (BT). Electric charging point available.

## Situation

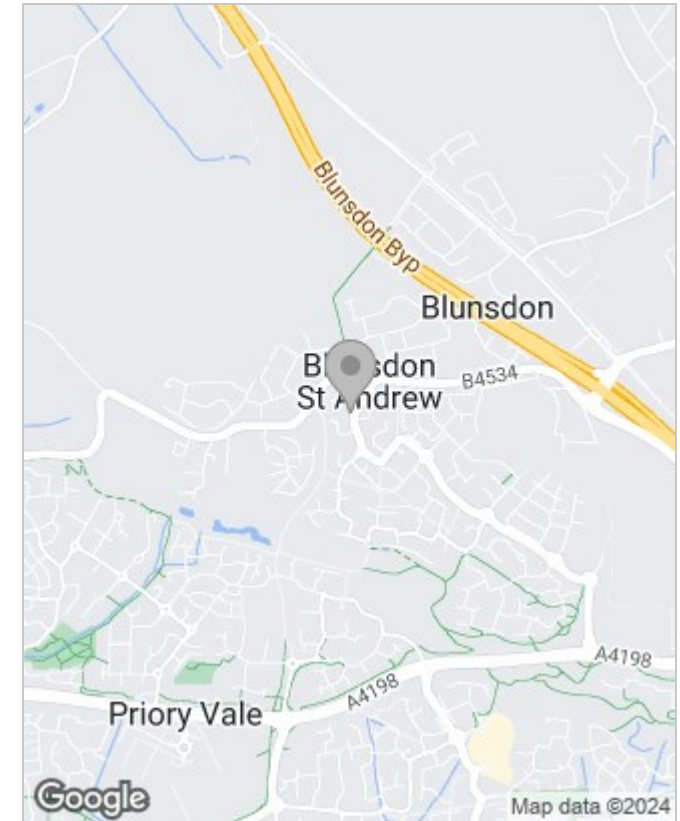
North Swindon offers many supermarkets, a David Lloyd gym is within walking distance and the Cotswold Water park with a plethora of outdoor pursuits, is a short drive away. The Orbital shopping centre has a variety of clothes and homeware shops, barbers and restaurants. You are never far away from handy rows of convenience shops, as they are dotted around and about such as St. Andrews Ridge, Greenmeadow, Taw Hill and Rodbourne Cheney as some examples. Doctors, dentist and hairdressers are also available within the immediate area. The town centre is a drive away, the train station offering links to London, Bath and Bristol to name a few. There are a variety of primary and secondary schools located close by, along with much green public open space along with children's play parks. Access to the A419 and in turn the M4 and M5 motorways are within 0.5 miles of the property.



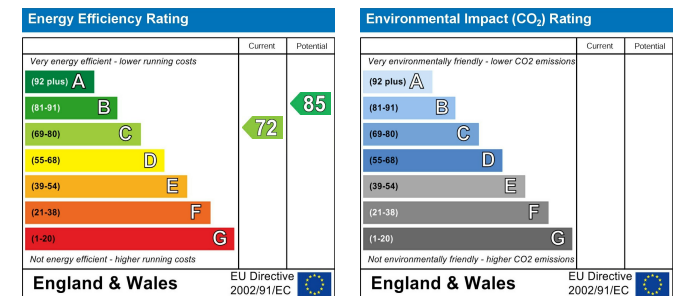
## Floor Plans



## Area Map



## Energy Performance Graph



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