



27 Haywain Close, Swindon, Wiltshire, SN25 4AB  
**Guide price £650,000**



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Welcome to this stunning detached home. This property boasts an impressive 5 bedrooms and 3 bathrooms (inc. annexe), providing ample space for a growing family or those who love to entertain guests. With three reception rooms, offering versatility and plenty of space for various activities. The triple glazed orangery is a standout feature, providing a bright and airy space to relax and enjoy the views of the garden.

Built in 2002, this property spans across 1,853 sq ft, ensuring that there is room for everyone to have their own space. The addition of an annexe offers flexibility for guests staying over or could be utilised as a home office or gym - the possibilities are endless. One of the highlights of this property is the underfloor heating (in parts) and solar panels, ensuring that you stay warm and cosy during the colder months. The property also benefits from backing onto a tree line, providing a sense of privacy. There is space for three vehicles on the driveway in tandem and further street parking to its front. Overall, this property offers a perfect blend of space, comfort, and modern amenities, making it a wonderful place to call home.

## Description

Main house comprising storm porch, entrance hallway, living room, reception, kitchen, orangery, four bedrooms, en-suite and bathroom. Annexe comprising hallway, bedroom/store (insulated garage door still in situ), reception and wetroom. The main entrance hallway has stairs to the first floor, a handy under stair cupboard for shoes and jackets. Doors to all rooms bar the orangery. The reception room to the right is currently being used as a home office but could be a dining room, playroom or fifth bedroom to the main house. The dual aspect living room has a view up the cul-de-sac and french doors leading into the orangery. Triple glazed bi-fold doors lead out to the garden, the kitchen and utility area is open plan and returns to the hallway where there is also a cloakroom. The orangery, kitchen, hallway and cloakroom benefit from under floor heating. On the first floor there are four bedrooms, en-suite and main bathroom. The annexe offers its own independent access with hallway, wet room with underfloor heating, reception with plumbing to convert to a kitchen with lounge area and a bedroom. The bedroom has an insulated garage door incase wanted to be retained as a garage/store. It is thought this would make for an ideal annexe guest suite, Airbnb rental or home office arrangement. The current owner has a hot tub in the reception which enjoys bifold doors out to the garden.

Outside there is a small garden to the front, tandem driveway parking for two or three vehicles depending on size, the current owner fits two long wheel base vans on the driveway. Gated side access leads to the rear garden with an expansive patio, lawn and mature trees to the rear. There are boarded loft areas above the main house and annex with lots of easy access, loft storage with shelves

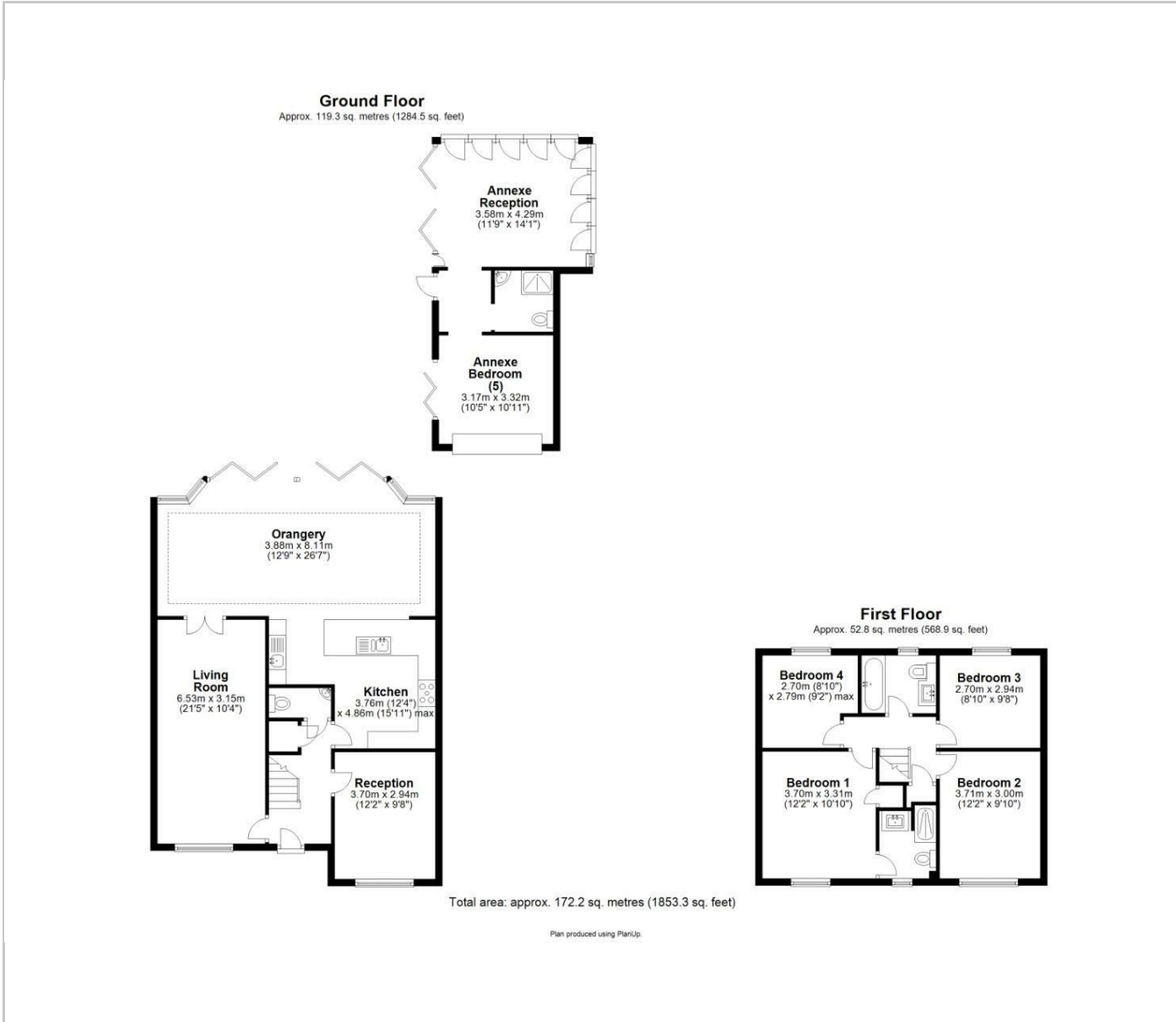
Services: We understand mains water, electricity, gas and sewage are connected to the property. There is a separate boiler providing heating and hot water to the annexe. There are owned solar panels on both roof elevations providing electricity.

## Situation

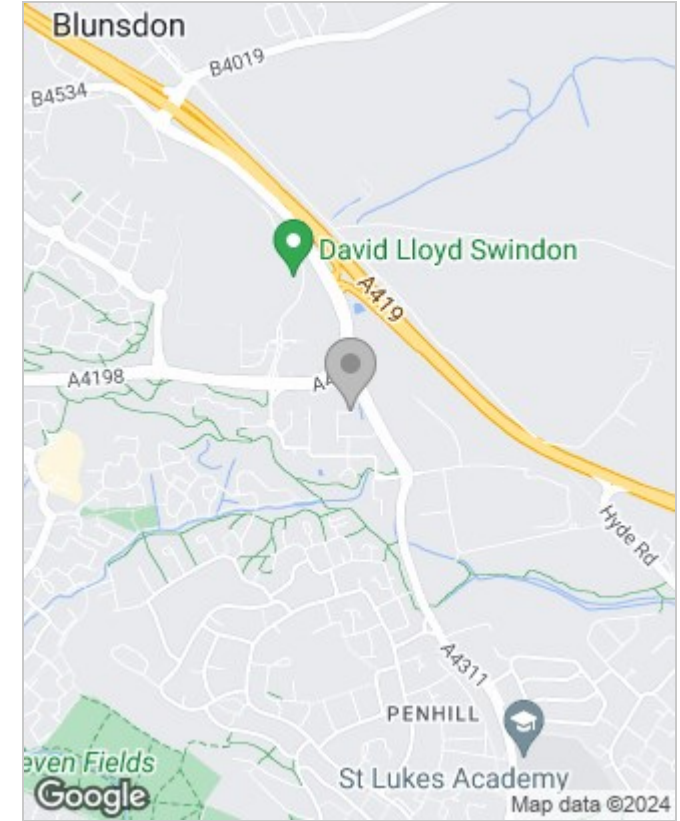
North Swindon offers many supermarkets such as a very large Asda, Morrisons and Aldi to name a few. The Orbital shopping centre has a variety of clothes and homeware shops, barbers and restaurants. You are never far away from handy rows of convenience shops, as they are dotted around and about such as Abbey Meads, 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, ideal for dog walking and cycling, such as Moulden Lake and links through to Peatmoor lake and Lydiard park in nearby west Swindon. There is also a David Lloyd gym with indoor and outdoor pool within a mile of the property. The M4 and links to the M5 are also within 8-9 miles of the area depending on which route is taken and part of the town you are heading from.



# Floor Plans



# Area Map



# Energy Performance Graph

