



GRANT FRASER  
TOWN & COUNTRY



33 Deben Crescent, Greenmeadow, Swindon, Wiltshire, SN25 3QB  
**Guide price £350,000**





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Situated to the end of a cul-de-sac backing onto a treeline, this semi-detached bungalow offers a flexible living space and an abundance of parking to include options for a caravan or multiple vehicles. This property features a modern kitchen with a vaulted ceiling, perfect for culinary enthusiasts.

The ground floor presents a convenient bedroom with a wetroom, alongside an additional bathroom for added options. The L-shaped living room offers versatility, with the option to split for either a further reception area or an extra bedroom, catering to your specific needs. On the first floor, you'll find two bedrooms overlooking the garden and tree line.

The property sits on a significant plot, with lapsed planning permission for both a double garage, ideal for car enthusiasts, and a treatment/exercise room for those seeking relaxation or fitness at their doorstep.



## Description

Comprising entrance porch, entrance hallway, living room, kitchen, large rear porch, lean to, bathroom, three bedrooms and wetroom en-suite. A ramp leads off the driveway up to the front door into the porch, double doors with a level threshold lead into the main hallway. A room off to the left has stairs leading to the first floor. There are two handy cupboards in the hallway and doors leading to all principle rooms. The L-shaped living room has space for a dining table and the option to convert one end back into a reception or further bedroom. There is a fireplace with log burner (buyer to check and test), this room overlooks the front garden. To the rear the modern kitchen has a feature vaulted ceiling with large Velux window and french doors leading out to a large rear porch and lean to. The rear porch and lean to are not building regulations compliant due to foundation depth and therefore not to be classified as habitable space. Further off the main hallway is the bathroom with airing cupboard along with bedroom one with en-suite wet room. On the first floor there are two bedrooms and access to a walk in loft store housing the boiler.

Outside the front garden is of a significant size, a driveway leads to a garage and onto the front door. The garage has lapsed planning permission to convert into a double garage with a hobbies room above. There is space down the side of the property providing vehicle access offering space perhaps for a caravan or mobile home. There is further lapsed planning for a detached brick outbuilding in the rear garden. The garden is mainly hardstanding and backs onto a footpath and treeline. Further benefits include electric solar panels (which are owned by the property), feeding back into the grid and providing electricity.

Services: We understand mains water, electricity, gas and sewage are connected to the property.



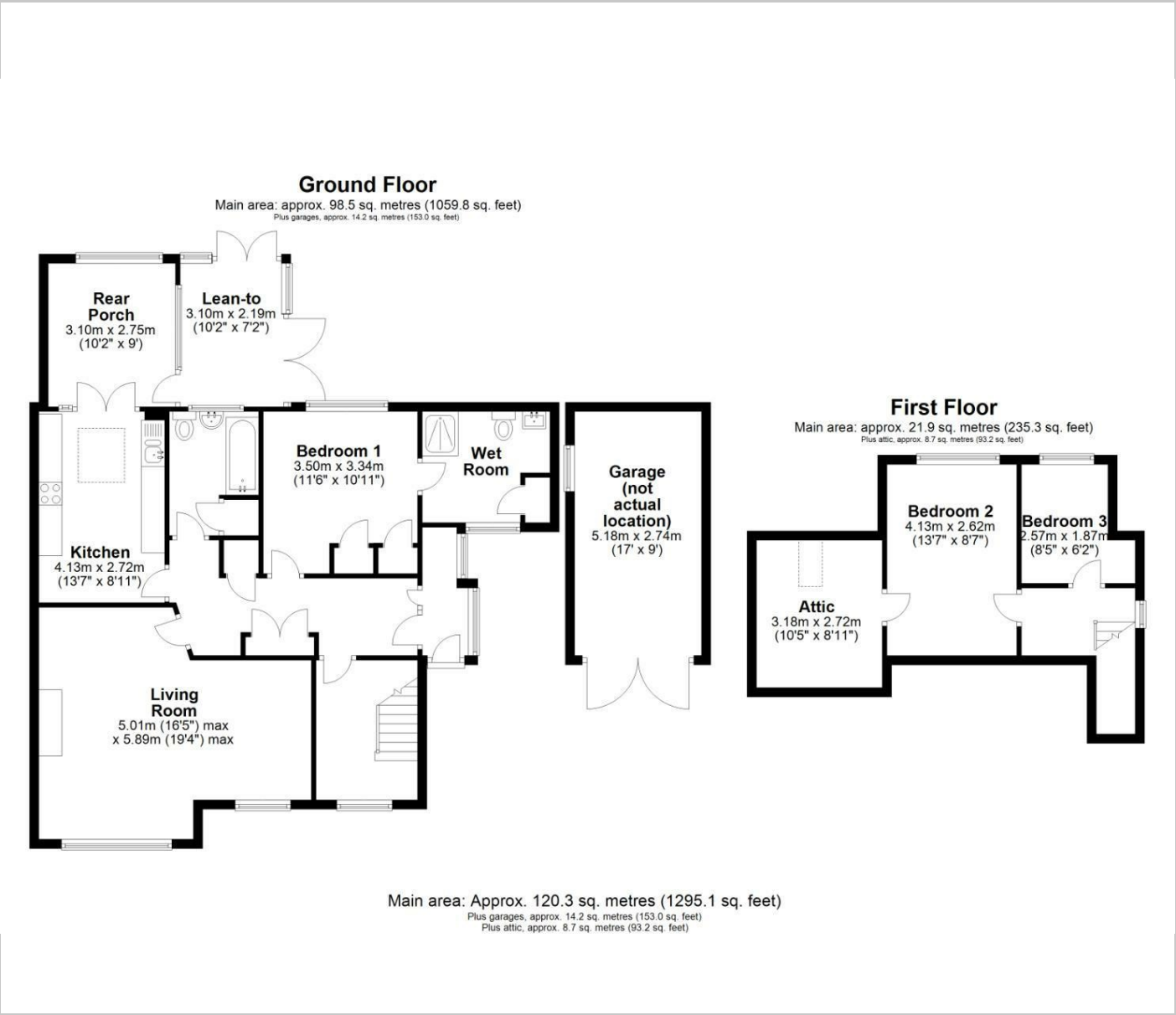
## Situation

North Swindon offers many supermarkets such as ASDA, Morrisons and Aldi. The Orbital shopping centre (10 minute walk) has a variety of clothes and homeware shops (M&S), barbers, cafes and restaurants along with a public library. You are never far away from handy rows of convenience shops, as they are dotted around and about such as Redhouse, St. Andrews Ridge, Greenmeadow (5 minute walk), Taw Hill and Rodbourne Cheney as some examples. Doctors, dentist and hairdressers are also available within the immediate area. There are a variety walks around the area with much green public open space. The town centre is a 4.5 mile drive away with plenty of buses running every 10 minutes from The Orbital Centre, the train station offers links to London, Bath and Bristol to name a few. The M4 and links to the M5 are also within 3-4 miles of the area depending on which route is taken and part of the town you are heading from.

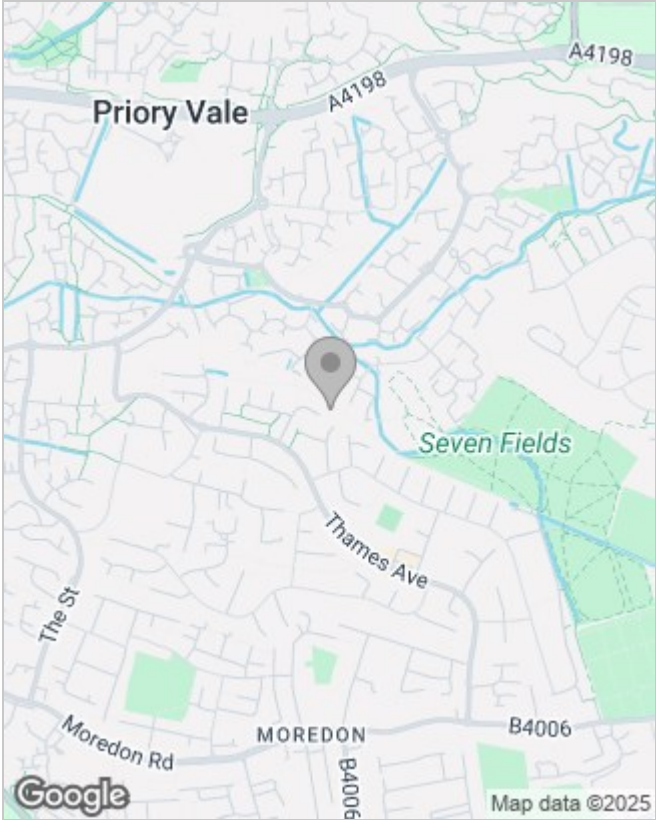




Floor Plans



Area Map



Energy Performance Graph

