



GRANT FRASER
TOWN & COUNTRY



41 Thetford Way, Taw Hill, Swindon, Wiltshire, SN25 1WZ
Guide price £250,000



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Located in Thetford Way, Taw Hill, this semi-detached property offers a living room, a dining room, separate kitchen, two double bedrooms and bathroom. One of the standout features of this home is the landscaped larger than average rear garden. The property also comes with the convenience of double driveway parking along with tandem parking.

Conveniently located just 4.6 miles from the M4 motorway and 3.7 miles from Swindon Train Station and the town centre. A Coop convenience shop, a primary school, a doctor's surgery and the Tawny Owl pub are all within a short distance of 0.2 to 0.3 miles.

Description

Comprising entrance porch, living room, dining area, kitchen, two double bedrooms and bathroom. The entrance porch offers space for shoes and jackets. The living room overlooks the front of the property, is semi open plan to the dining area, has a handy under stair storage cupboard and stairs to the first floor. The dining area has french doors out to the garden and is semi open plan to the kitchen where views can be also enjoyed over the garden. On the first floor there are two double bedrooms, bedroom one benefiting from two double built in wardrobes. Bedroom two has a handy cupboard over the stairs. The bathroom benefits from a window and shower over the bath.

Outside there is double driveway parking side by side to the immediate front with the driveway extending down the side of the property offering space for three small vehicles in tandem or two larger vehicles plus another one on the further space. Gated access leads to the rear garden where there is a large expanse of decking leading to a lawn and a patio plus a shed to the rear.

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

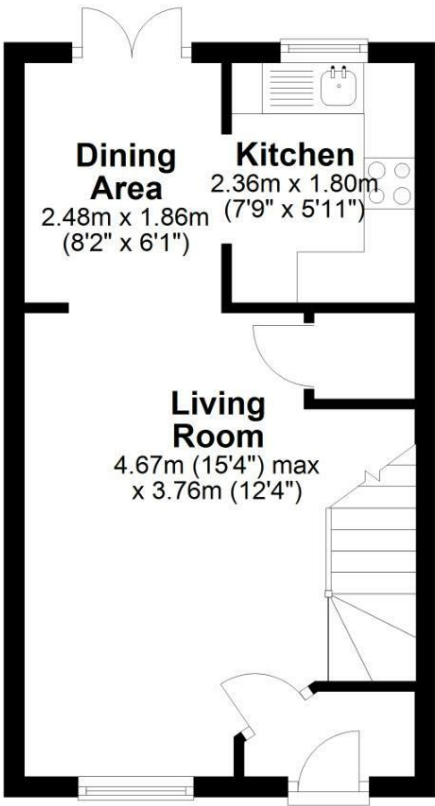
Situation

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 10-15 minute drive away, including 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. 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. There is also a comprehensive bus service running from there are into town and suburbs of the town.

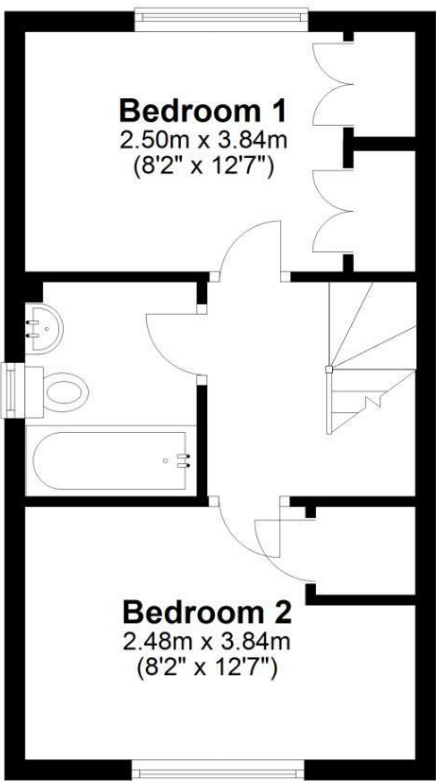


Floor Plans

Ground Floor
Approx. 27.0 sq. metres (290.6 sq. feet)

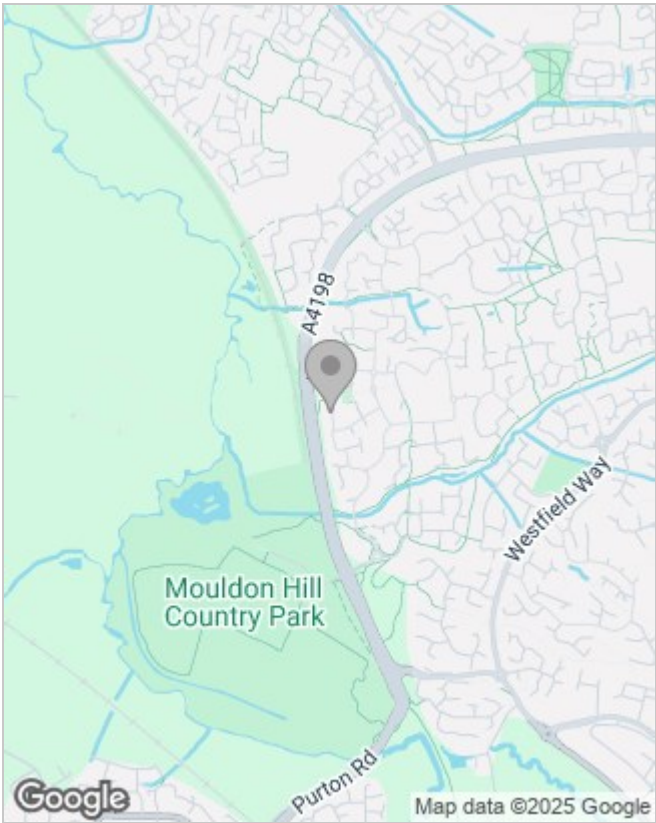


First Floor
Approx. 28.0 sq. metres (301.5 sq. feet)



Total area: approx. 55.0 sq. metres (592.1 sq. feet)

Area Map



Energy Performance Graph

