



3 Bedroom Detached House £325,000

108 Overbrook, Eldene, Swindon, Wiltshire, SN3 6AT

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3 Bedroom Detached House Swindon East

- Large Plot
- Potential to Extend STPC
- Detached Garage and Driveway Parking

Amazing opportunity to purchase this **THREE BEDROOM, DETACHED** family home with **POTENTIAL TO EXTEND, STPC**, in popular Overbrook, Eldene. With **TWO RECEPTION ROOMS**, downstairs W/C, **DETACHED GARAGE** and positioned on a **LARGE PLOT** this could be your **FOREVER FAMILY HOME**.



Property description

ENTRANCE HALL

The entrance is situated to the side of the property and provides access to the WC, Living Room and Kitchen. There are stairs to the first floor and a handy under stairs storage cupboard.

LIVING ROOM

16' 0" x 11' 6" (4.88m x 3.52m) Accessed through bi-fold doors the living room is situated to the front of the property and looks over the lawn of the front garden. There is plenty of space for all the family to gather in the evening.

DINING ROOM

11' 5" x 8' 7" (3.48m x 2.63m) Accessed via the living room this is a really flexible room, a perfect dining room overlooking the established, mature garden through the full width picture window, perhaps a family room for the children to play or the teenagers to hang out. Maybe you would like a hobby room or a home office.

KITCHEN

11' 5" x 8' 7" (3.48m x 2.62m) To the rear of the property with a window overlooking the pretty garden, this fitted kitchen has ample storage with a range of base and wall units as well as a clever cupboard and draws utilizing part of the under stairs storage. There is space for an American size fridge freezer as well as space and plumbing for a washing machine, integrated oven and Gas hob. There is a door that leads you to the path down the side of the property and into the garden.

CLOAKROOM

With a window to the front of the property this handy WC is located to the front of the house.



LANDING

With a window to the side of the property the landing provides access to the bedrooms and family bathroom as well as the airing cupboard that houses the gas boiler.

BEDROOM 1

13' 6" x 10' 8" (4.12m x 3.27m) Situated to the front of the property this large bedroom has plenty of space for storage.

BEDROOM 2

13' 10" x 11' 6" (4.24m x 3.52m) With a window to the rear over looking the garden this is another good sized double bedroom.

BEDROOM 3

8' 4" x 8' 11" (2.56m x 2.73m) A larger than average 3rd bedroom that would make a perfect children's room, dressing room or home office.

FAMILY BATHROOM

Situated to the front of the property with a modern fitted bathroom with P shaped bath and curved shower panel, large wash hand basin and WC as well as a heated towel rail and full height tiling on two walls.



EXTERNAL

The property has a long driveway with lawn to the side and leads to the garage. To the side of the garage is a pathway passing the kitchen door and into the mature garden. The garden has plenty of mature shrubs and bushes and extends beyond the garage and down the opposite side of the property.

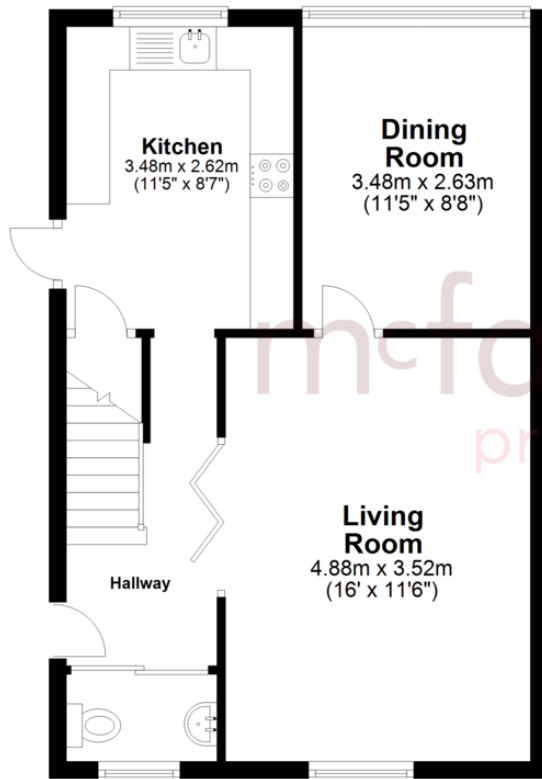
POTENTIAL

Because the house sits on a larger plot there is ample opportunity STPC to extend this property both to the side and rear. Perhaps incorporate the garage to the property and add a 2nd floor and master suite, or maybe you fancy a conservatory to the rear accessed from the current dining room? There is plenty of space for this to home to grow with your family.



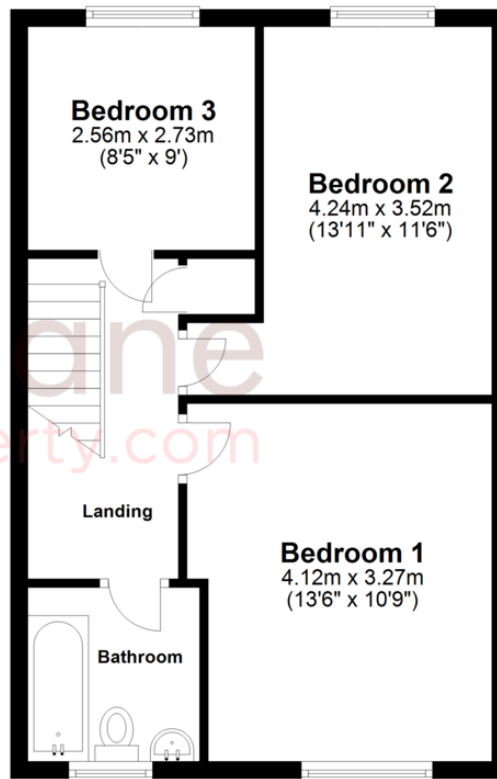
Ground Floor

Approx. 45.3 sq. metres (487.8 sq. feet)



First Floor

Approx. 45.6 sq. metres (490.5 sq. feet)



Total area: approx. 90.9 sq. metres (978.3 sq. feet)

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needs a personal touch.**

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