



4 Bedroom Semi-Detached House £300,000

72 Hathaway Road, Swindon, Wiltshire, SN2 7TP

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## 4 Bedroom Semi-Detached House East Swindon

- Large extended kitchen / Family room
- Garage and off-road parking
- Ground floor shower room

This amazing FAMILY HOME has been EXTENDED to the rear to provide a great open plan space including the NEW FITTED KITCHEN with integrated appliances and matching dining table. The ground floor also benefits from a separate sitting room and shower room.

### Property description

#### ENTRANCE HALL

13' 1" x 6' 0" (4m x 1.85m) Accessed via the glazed front door the entrance provides access to the sitting room and kitchen as well as stairs to the first floor. There is ample space for storage units and coat racks and the flooring is a lovely slate style tile which runs through to the kitchen.

#### LIVING ROOM

13' 1" x 11' 4" (4m x 3.46m) With a large window to the front this room is flooded with light during the day and in the evening it's the perfect place to relax with a good book or watch your favourite TV show.





#### KITCHEN/DINER

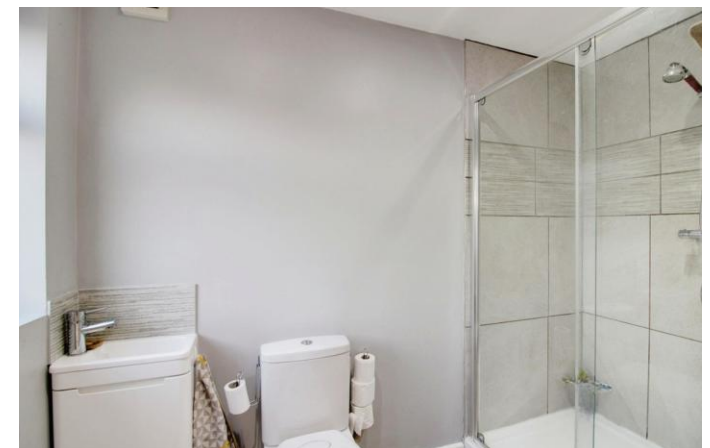
17' 8" x 11' 2" (5.41m x 3.41m) The heart of the home is this modern fitted kitchen which has ample storage cupboards, integrated appliances, multiple lighting options and an opening above the kitchen sink so you can either look out over the garden or watch the children play in the family room while you do the dishes. The dining area has additional storage cupboards and work top space and the dining table is constructed out of the same material as the worktops. Even on the coldest day you will feel warm and cozy in this room as it benefits from under floor heating. From the dining area the property opens out to the family room.

#### FAMILY ROOM

12' 0" x 11' 9" (3.67m x 3.59m) Either an amazing space for the children to play or the perfect spot for entertaining. With large bi-fold doors to the garden you can really bring the outside in on those summer days. This room also benefits from under floor heating.

#### SHOWER ROOM

9' 4" x 4' 7" (2.85m x 1.42m) Why have a downstairs cloakroom when you can have a full size shower room? A perfect addition to the ground floor there is a large shower, W/C, wash hand basin and heated towel rail as well as a window to the rear.



#### LANDING

9' 4" x 6' 5" (2.86m x 1.97m) Providing access to the bedrooms and the family bathroom

#### BEDROOM 1

12' 10" x 10' 11" (3.92m x 3.33m) A great sized double bedroom plenty of space for storage plus window to the front

#### BEDROOM 2

8' 11" x 7' 11" (2.74m x 2.43m) Also situated to the front of the property this second double bedroom would make a great guest room.

#### BEDROOM 3

9' 5" x 8' 4" (2.88m x 2.56m) Situated to the rear of the property with a built in bunk bed what a great kids room

#### BEDROOM 4

7' 4" x 6' 2" (2.24m x 1.9m) A bonus room this clever design provides an additional bedroom.

#### FAMILY BATHROOM

Situated to the rear of the property with a bath wash hand basin and W/C as well as 2 windows to the rear.

#### EXTERNAL

To the front of the property there is a large lawn area with mature cherry blossom tree and a path to the front door.

To the rear the garden has a large lawn area, 2 patio's, pedestrian access to the front and a single garage with parking for 2 cars. there are also raised beds at the bottom of the garden, perfect for home grown veggies.

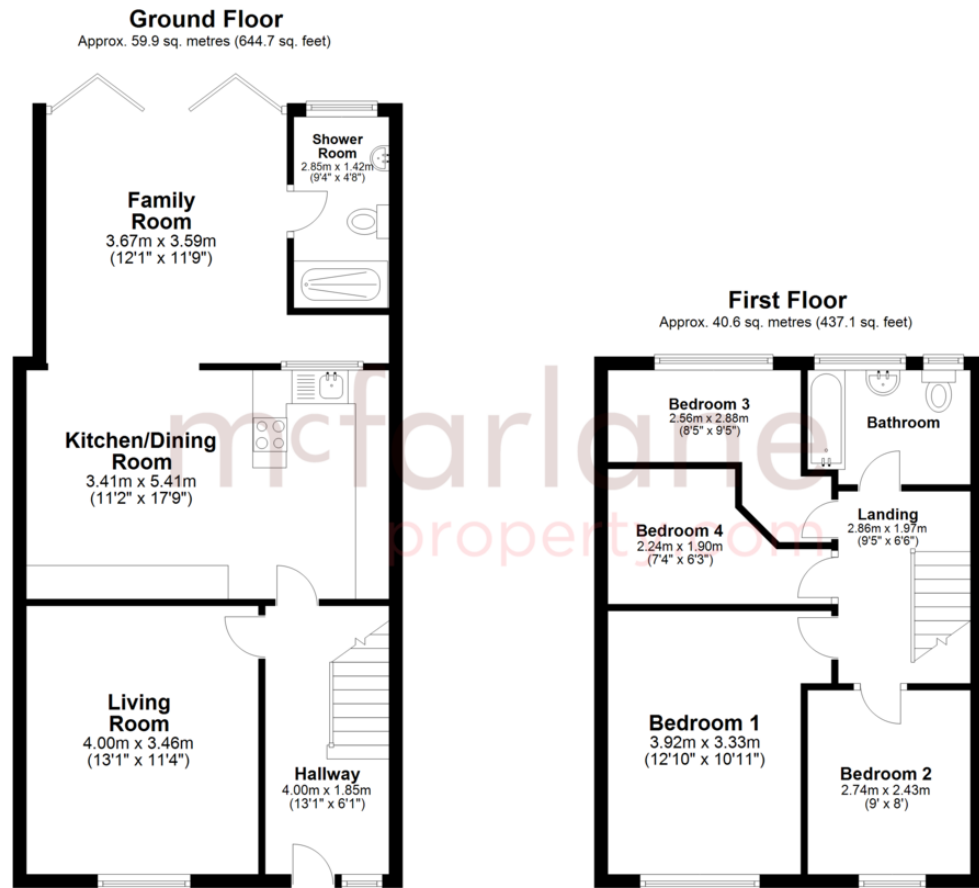




## SOLAR PANELS

The property benefits from 16 owned solar panels providing low monthly electrical costs as well as a guaranteed income till September 2035 . Further details available on enquiry.





Total area: approx. 100.5 sq. metres (1081.8 sq. feet)


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