

OVER  
**30**  
YEARS OF  
MOVING  
PEOPLE

**ATWELL  
MARTIN**  
ESTATE AGENTS



**Dyrham Court, Swindon SN25 2FY**

**£360,000**

A spacious 4 bedroom detached family home situated in the popular location of Redhouse. With plenty of parking and a generous garden, this property is not one to be missed!



## The Location

Dryham Court is situated in the popular area of Redhouse which offers a modern village centre and a range of leisure and lifestyle amenities. The nearby Orbital retail park offers a wide range of shops, a library, leisure centre and restaurants. Thamesdown Drive provides direct access to the A419 which links with the M4 motorway at Junction 15 to the South and Cirencester and Cotswolds to the north. Reading, London, Bristol and Oxford are within easy reach. Swindon Town Centre with mainline railway station is only a ten minute drive away.

## The Accommodation

Ground Floor compromising of: Entrance Hall, WC, Open Plan Kitchen /

Diner with French Doors to Rear Garden. A Large Dual Aspect Living Room with Feature Fireplace and Garden Access.

First Floor: Large Landing, Bedroom one with En-Suite, a further Two Double Bedrooms and a Single Bedroom. Family Bathroom with Shower over Bath.

## Externally

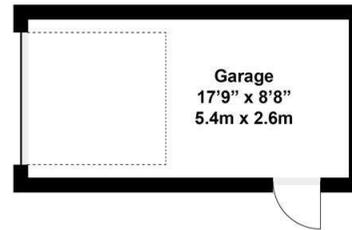
To the front: Ample parking for approx 3 vehicles. To the side: A Single Garage and Driveway. To the Rear: A Low Maintenance, Large Wrap Around Garden.

## Council Tax

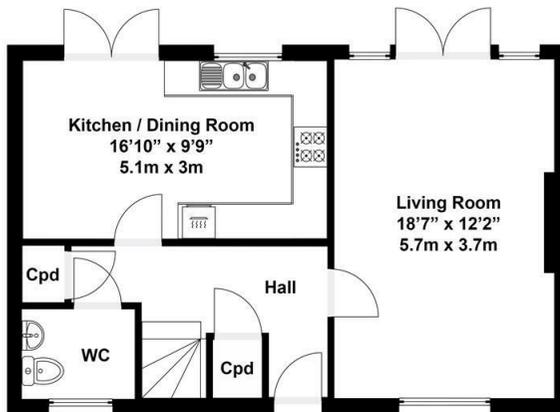
Council Tax band E



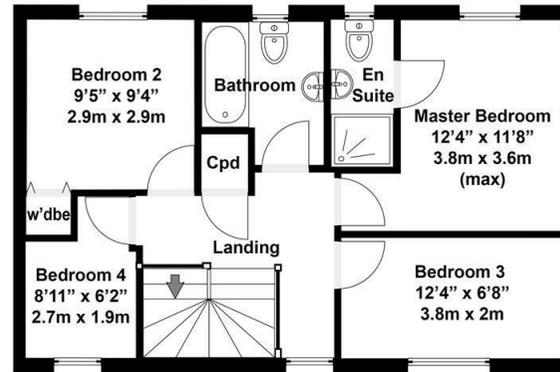
Total area approx: 1199 sq ft / 111 sq m  
(Includes garage)



▼ Ground Floor



▼ 1st Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	75	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

N.B. Whilst care has been taken with this floor plan to reflect an accurate likeness of the property it should only be used as an approximation for illustrative purposes only, specifically no guarantee is given and all should not be relied on solely as a basis of valuation. Plan not to scale.

Email: [res.calne@atwellmartin.co.uk](mailto:res.calne@atwellmartin.co.uk)

Tel: 01249 813813

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

