



The Beanlands, Wanborough Swindon SN4 0EJ

welcome to

The Beanlands, Wanborough Swindon

NO ONWARD CHAIN 4 bed detached family home located in the picturesque village of Wanborough. The property offers versatile accommodation benefiting from 2 reception rooms a kitchen/breakfast room, en-suite to master + garage and driveway. Potential for extension subject to planning permission.



Entrance Via Door To

Entrance Porch

Door to front. Double glazed window to side. Ring door bell.

Entrance Hall

Double glazed window to front. Radiator,

Cloakroom

6' 5" Max x 4' 11" Max (1.96m Max x 1.50m Max)
Wash hand basin. W.C. Radiator. Splashbacks.
Extractor fan. Tiled floor.

Lounge

11' 4" x 15' 11" (3.45m x 4.85m)
Double glazed sliding patio door to rear, Radiator,
Feature fireplace. (gas)

Dining Room

11' 9" Max x 11' 7" (3.58m Max x 3.53m)
Double glazed bay window to front. Radiator.

Kitchen / Breakfast Room

17' 1" Max x 12' 11" Max (5.21m Max x 3.94m Max)
Double glazed window to rear. Double glazed doors to garden. Range of wall and base mounted units with work surfaces over, Sink and drainer unit, Tiled splashbacks. Double electric oven. Five ring gas hob with cooker hood over. Freestanding dishwasher, (staying) Radiator. Tiled floor. Utility cupboard housing (plumbing for) washing machine, Door to garage.

Landing

Loft access. Airing cupboard housing Emerson heater.

Bedroom One

13' 4" x 8' 3" (4.06m x 2.51m)
Double glazed window to rear. Built-on wardrobe. Radiator.

En - Suite

5' 11" x 5' 9" (1.80m x 1.75m)
Double glazed window to side. Shower cubicle with electric shower. Wash hand basin. W.C. Part tiled walls. Extractor fan. Tiled floor. Shaver point.

Bedroom Two

11' 8" x 8' 8" (3.56m x 2.64m)
Double glazed window to front. Radiator. Built-in wardrobes.

Bedroom Three

10' 4" x 8' 11" (3.15m x 2.72m)
Double glazed window to rear. Radiator.

Bedroom Four

11' 11" x 7' 6" (3.63m x 2.29m)
Double glazed window to front. Radiator. Built-in wardrobe.

Bathroom

6' 3" x 7' (1.91m x 2.13m)
Double glazed window to side, Bath with electric shower over. Wash hand basin. W.C. Shaver point. Part tiled walls. Tiled floor.

Front Garden

Block paved drive. Lawn. Mature shrubs.

Rear Garden

Patio. Lawn. Side access. Both sides gated. Private enclosed mature shrubs and trees.

Garage

17' 3" x 8' 10" (5.26m x 2.69m)
Electric up and over door. Power and light. Loft storage. Boiler.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved



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The Beanlands, Wanborough Swindon

- Four Bedroom Detached House
- Kitchen Breakfast room, Lounge and Separate Dining room
- En-suite to Master Bedroom
- Private Enclosed Rear Garden
- Garage and Driveway Parking

Tenure: Freehold EPC Rating: D

£465,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
HWT105562 - 0008

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