



Queens Road, Hannington Swindon SN6 7RP

welcome to

Queens Road, Hannington Swindon

Nestled in the heart of the charming village of Hannington, on the outskirts of Highworth, this beautifully extended 4-bedroom semi-detached home offers an exceptional blend of modern living and countryside charm. Finished to an impeccable standard, the property is perfect for growing family.



Entrance Porch

Door to front, Radiator. Natural stone tiled flooring.

Entrance Hall

Understairs cupboard, Natural stone tiled flooring.

Shower Room

Refitted suite comprising of Shower cubicle with shower. Hand wash basin. Low level W.C. Part tiled walls. Radiator, Extractor fan. Natural stone floor.

Lounge

18' x 14' 8" (5.49m x 4.47m)

Window to rear. French doors to garden, Real effect wood flooring, Door to utility room. Feature fireplace with multi fuel burner.

Dining Room

11' 8" x 11' 6" (3.56m x 3.51m)

Window to front, Radiator. Storage cupboard,

Kitchen

12' 1" x 16' 1" (3.68m x 4.90m)

Front aspect window. Side aspect window. Side aspect French doors to garden. Refitted kitchen comprising of range of wall and base mounted units with work surfaces over. One and a half bowl sink and drainer unit. Tiled splashbacks. Space for range cooker. Fitted dishwasher. Further appliance space. Natural stone tiled flooring with under floor heating. Door to utility room.

Utility Room

16' x 6' 2" (4.88m x 1.88m)

Window to rear, Door to garden, Low level unit with single bowl sink. Plumbing for washing machine, Storage cupboard. Natural stone tiled flooring with under floor heating. Stairs to first floor and door to living room.

Landing

Loft access. Airing cupboard.

Bedroom One

15' 10" x 11' 8" (4.83m x 3.56m)

Windows to front and rear, Radiator. Door to en-suite.

En-Suite

Window to front. Refitted suite comprising of shower cubicle with shower. Low level W.C. Hand wash basin inset to vanity unit. Heated towel radiator. Part tiled walls. Extractor fan. Laminate flooring,

Bedroom Two

9' 9" x 11' 6" (2.97m x 3.51m)

Window to front. Radiator. Walk in cupboard/wardrobe. Floor to ceiling cupboard with shelves.

Bedroom Three

9' 11" x 8' 8" (3.02m x 2.64m)

Window to rear, Radiator.

Bedroom Four

8' 7" x 7' (2.62m x 2.13m)

Radiator. Planning permission for window.

Bathroom

Window to front. Refitted suite comprising of panelled bath with shower over. Low level W.C. Hand wash basin. Heated towel radiator. Part tiled walls. Extractor fan. Laminate flooring.

Rear Garden

Generous sized enclosed garden with patio, steps up to laid to lawn area and second patio, side access gate, rear access gate, mature shrubs and trees. Rear access gate to parking area, workshop/studio, wooden shed & lean-to storage shelter.

Front Garden

Generous front garden which is enclosed, laid to lawn, flower beds, veg patch and path to the front door and side access gate.

Workshop

16' 5" x 15' 11" (5.00m x 4.85m)

Wooden/pebble dashed large sized studio with electricity, kitchen sink, WC, wash hand basin & shower tray, as well as fitted cupboards & a patio type sliding door that opens onto the decking in the rear garden.

Driveway

Block paved parking area.

Further Information

Vehicular access is to the rear of the property. The front is away from the road & accessible by a footpath, so is very peaceful. To the rear of the property is a public children's play area & beyond that an orchard that is maintained for the village occupants.



view this property online allenandharris.co.uk/Property/HWT105971



welcome to

Queens Road, Hannington Swindon

- Semi Detached Home
- Four Bedrooms
- Two Reception Rooms
- Three Bathrooms
- Large Kitchen/diner

Tenure: Freehold EPC Rating: C

guide price

£420,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/HWT105971



Property Ref:
HWT105971 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



01793 762407



Highworth@allenandharris.co.uk



40A High Street, HIGHWORTH, Wiltshire, SN6 7AQ



allenandharris.co.uk