



**Clements Way, Shrivenham Swindon SN6 8GP**

**welcome to**

**Clements Way, Shrivenham Swindon**

Stunning 4-bed detached home in sought-after Shrivenham. Just 1 year old with NHBC cover, it features 2 en-suites, a bright kitchen/diner, study, utility, and a tranquil garden. Garage + driveway parking for 3 cars. Stylish, spacious & full of light.



### **Entrance Hall**

Front aspect window and door, radiator and stairs leading to the first floor.

### **Home Office/Study**

10' 3" x 7' ( 3.12m x 2.13m )

Front aspect window and radiator.

### **Living Room**

15' 7" x 11' 5" ( 4.75m x 3.48m )

Front and side aspect windows and radiator.

### **Cloakroom**

Fitted suite offering low level wc, hand wash basin, radiator and extractor fan.

### **Kitchen/Diner/Family Room**

29' 11" x 13' ( 9.12m x 3.96m )

Fitted kitchen comprising of a range of eye and low level units, work surfaces, one and half bowl sink and drainer, fitted eye level double oven, gas hob with extractor fan, fitted fridge/freezer, fitted dishwasher, fitted water softener, splashbacks, rear and side aspect windows, rear aspect patio doors to the garden, radiator, understairs cupboard and door to the utility room.

### **Utility Room**

6' 3" x 6' 3" ( 1.91m x 1.91m )

Fitted with units, work surfaces, plumbing for washing machine, space for tumble dryer, radiator.

### **First Floor Landing**

Loft access, radiator, walk in storage cupboard.

### **Master Bedroom**

15' 9" x 11' 8" ( 4.80m x 3.56m )

Front and side aspect window, radiator, built in wardrobe and door to the ensuite.

### **Ensuite**

Fitted suite offering a shower enclosure, low level wc, hand wash basin, towel radiator, part tiled walls, extractor fan and rear aspect window.

### **Bedroom Two**

14' 2" x 12' 4" ( 4.32m x 3.76m )

Front aspect window, radiator and door to the ensuite.

### **Ensuite**

Fitted suite comprising of shower enclosure, low level wc, hand wash basin, part tiled walls, towel radiator and extractor fan.

### **Bedroom Three**

13' 1" x 10' 10" ( 3.99m x 3.30m )

Rear aspect window and radiator.

### **Bedroom Four**

11' 4" x 10' 4" ( 3.45m x 3.15m )

Rear aspect window and radiator.

### **Bathroom**

Fitted suite offering panel enclosed bath, low level wc, hand wash basin, shower enclosure, part tiled walls, towel radiator, extractor fan and rear aspect window.

### **Rear Garden**

Enclosed garden with extended patio with laid to lawn, side access gate to the driveway.

### **Garage**

19' 11" x 10' 3" ( 6.07m x 3.12m )

Up and over door with the light and power.

### **Driveway**

Driveway parking for three cars tandem parked.



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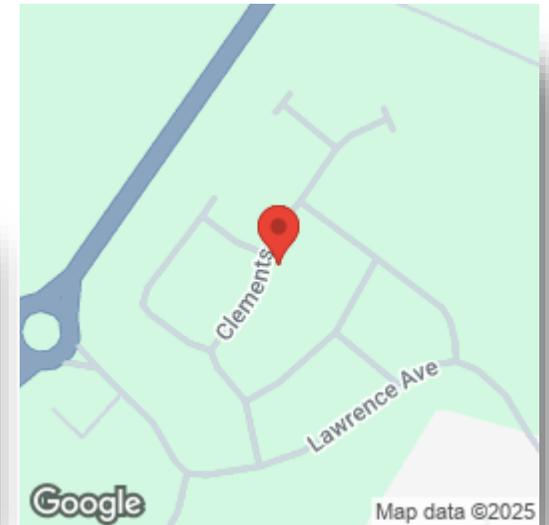
welcome to

## Clements Way, Shrivenham Swindon

- Stunning Family Home
- Four Double Bedrooms
- Three Bathrooms and Cloakroom
- 29ft Kitchen/diner/family Room
- Study/home Office

Tenure: Freehold EPC Rating: B  
Council Tax Band: F

offers over  
**£550,000**



Please note the marker reflects the postcode not the actual property

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