



Wrag View, Highworth Swindon SN6 7QJ

welcome to

Wrag View, Highworth Swindon

****Virtual Tour**** Modern four-bed detached home in a quiet Highworth cul-de-sac. Features include a spacious lounge, kitchen/diner, utility room, and cloakroom. Master with en-suite, family bathroom, enclosed rear garden, garage, and driveway. Cotswold stone-effect finish in a village-edge location.



Canopied Entrance Porch

Double glazed door to the front aspect.

Entrance Hall

The entrance hall has a door leading to the lounge and stairs leading to the 1st floor.

Cloakroom

The cloakroom offers a double glazed window, WC, wash hand basin and radiator.

Lounge

15' 9" x 10' 11" (4.80m x 3.33m)

The lounge has a double glazed window with fitted blinds, radiator and double doors leading to the kitchen/diner.

Kitchen/ Diner

18' 4" x 10' 3" (5.59m x 3.12m)

The kitchen/ diner offers a double glazed window with fitted blinds, double glazed french doors with fitted blinds, range of wall and base units, stainless steel splashbacks, understairs storage, integral dish washer, chimney head, 1 & 1/2 bowl sink, electric oven, 4 ring induction hob, breakfast bar and door leading to the utility room.

Utility Room

7' max x 6' (2.13m max x 1.83m)

The utility room has a double glazed window to the side aspect of the property, integral washer & dryer, work surface, radiator, combi boiler and door to the WC.

First Floor Landing

The landing has doors leading to all 4 bedrooms & bathroom, door leading to storage cupboard and access to the loft.

Bedroom One

14' 4" max x 13' 2" (4.37m max x 4.01m)

Bedroom one has a double glazed window with fitted blinds, bulkhead storage and door leading to the en suite.

En Suite

The en suite offers a glazed shower cubicle, WC, wash hand basin, double glazed window, tiled and radiator.

Bedroom Two

12' 4" x 9' 4" (3.76m x 2.84m)

Bedroom two has a double glazed window with fitted blinds and radiator.

Bedroom Three

9' 7" x 9' 3" (2.92m x 2.82m)

Bedroom three has a double glazed window with fitted blinds and radiator.

Bedroom Four

9' 9" x 7' 2" (2.97m x 2.18m)

Double glazed window, radiator

Bathroom

The bathroom offers a bath, overhead shower, wash hand basin and WC.

Rear Garden

The rear garden offers a decked area, paved area, enclosed with access to the side.

Driveway

Driveway parking in front of the garage.

Garage

15' 9" x 9' 1" (4.80m x 2.77m)

The garage offers power & lights.



view this property online allenandharris.co.uk/Property/HWT106239



welcome to

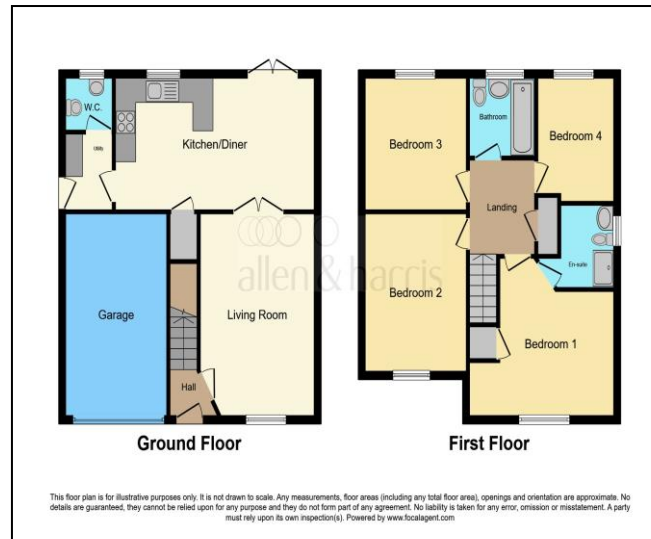
Wrag View, Highworth Swindon

- Virtual Tour
- Detached Family Home Four Bedrooms
- No Onward Chain
- Two Bathrooms and a Cloakroom
- Kitchen/diner with Separate Utility Room

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£465,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/HWT106239



Property Ref:
HWT106239 - 0007

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