



**Arran Way, Highworth Swindon SN6 7HW**

**welcome to**

**Arran Way, Highworth Swindon**

**\*\*Virtual Tour\*\*** Beautifully presented and versatile 3/4-bedroom family home in sought-after Highworth. Features include stylish refitted kitchen, spacious living areas, ground-floor bedroom, modern bathroom, tandem garage, ample parking, and private enclosed garden. Ideal for flexible family living.



### Entrance Hall

Front aspect door and door to the lounge.

### Lounge

17' 6" x 11' 8" Max ( 5.33m x 3.56m Max )

Front aspect window, radiator, built in fireplace, door to the kitchen and rear lobby and arch to the dining room.

### Kitchen

12' 4" x 8' ( 3.76m x 2.44m )

Re-fitted kitchen comprising of a range of eye and low level units, work surfaces, Belfast sink, electric under the counter oven, induction hob and cooker hood, tiled splashbacks, side aspect door to the garage and front aspect window.

### Dining Room

10' 3" x 8' 9" ( 3.12m x 2.67m )

Rear aspect sliding doors to the garden and radiator.

### Rear Lobby

Stairs to the first floor and doors to all rooms.

### Family Room/Bedroom Four

11' 3" x 10' 3" ( 3.43m x 3.12m )

Rear aspect window and radiator.

### Utility Room

8' 8" x 5' 7" ( 2.64m x 1.70m )

Range of eye and low level units, work surfaces, single bowl sink and drainer, plumbing for a washing machine, side aspect window and door to the garage.

### First Floor Landing

Doors to all rooms and storage cupboard.

### Bedroom One

14' 8" x 9' 4" ( 4.47m x 2.84m )

Front aspect window, radiator and built in wardrobe.

### Bedroom Two

10' 6" x 10' 4" ( 3.20m x 3.15m )

Rear aspect window and radiator.

### Bedroom Three

10' x 10' 1" ( 3.05m x 3.07m )

Rear aspect window and radiator.

### Bathroom

Re-fitted suite offering a panel enclosed bath with shower over, low level wc, hand wash basin with draws under, part tiled walls, towel radiator, airing cupboard with boiler and side aspect window.

### Rear Garden

Enclosed by close board fencing, patio area, laid to lawn and second patio area, with rear access gate and door into garage.

### Tandem Garage

29' 7" x 8' 7" ( 9.02m x 2.62m )

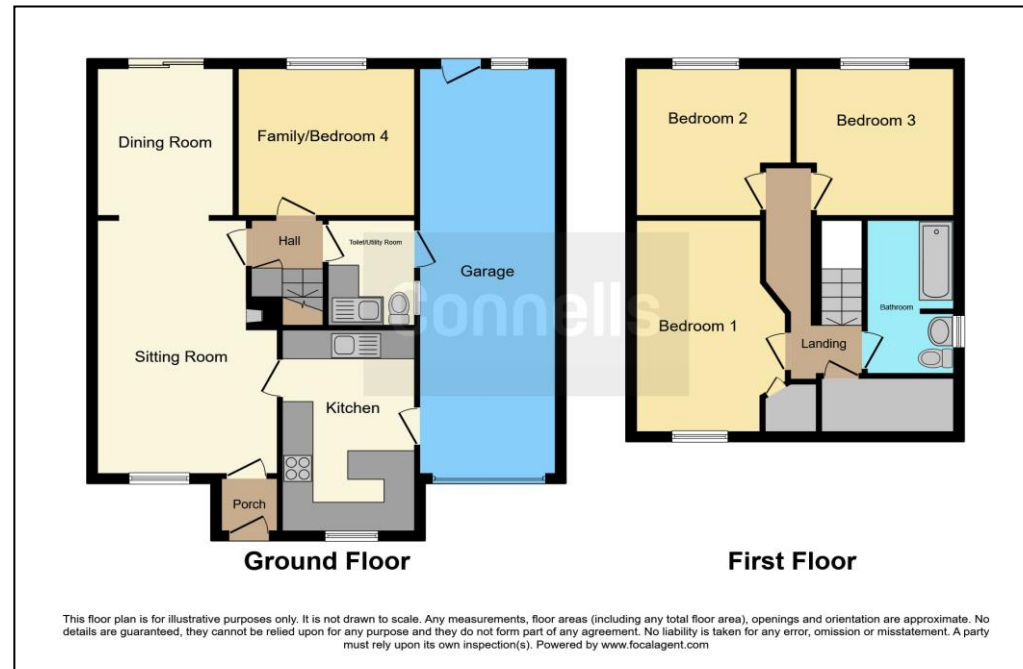
Electric up and over door, light and power with rear aspect door and window.

### Driveway

Driveway Parking for two/three cars to the front.

### Agent Note

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



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## Arran Way, Highworth Swindon

- Virtual Tour Link Detached Family Home
- Three/four Bedrooms
- Two Reception Rooms
- Re-fitted Kitchen
- Re-fitted Utility Room and Cloakroom

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

offers over

**£350,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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