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Waite Meads Close, Swindon SN5 4ET

Price Guide £450,000

A beautifully presented 3/4 bedroom home, in a sought after Cul De Sac, with lovely gardens that back onto a stream and countryside. The extended property offers flexible and versatile living accommodation, with the added benefit of a substantial gated driveway.



ACCOMMODATION

The accommodation is based on: Open plan living area with doors into rear garden. The tasteful 'farmhouse' style kitchen also opens into rear garden/patio.

There is a central dining hall that offers access to the utility room and subsequently the integral garage, whilst the fourth bedroom/study and downstairs shower room are accessed from the main entrance hall.

The first floor offers three good sized bedrooms, with four piece en-suite shower room to master. There is also an upstairs cloakroom.

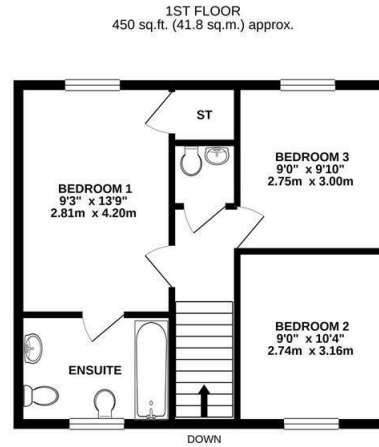
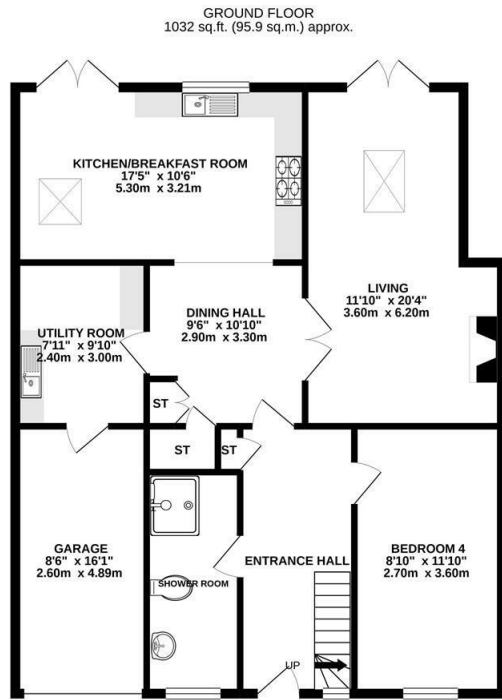
OUTSIDE

The good size rear garden is a delightful feature of this property and offers much

privacy. Well stocked with a variety of mature trees and shrubs and backing onto open countryside with stunning views, the garden offers a large lawn, patio/sun terrace and an impressive detached summer house (potential home office). To the front there is a gated tarmac driveway offering parking for several cars and or a motorhome/caravan.

SITUATION

Waite Meads Close is a quiet cul-de-sac in the sought after village of Purton, The village itself has a choice of local shops, hairdressers, doctors, vets, leisure facilities and highly regarded primary and secondary schools. Purton is ideally placed for access into the larger centres of Swindon, Royal Wootton Bassett and Cricklade where you will find further shopping, fitness and leisure facilities and a mainline railway station providing access to London Paddington in 55 mins. Junction 16 of the M4 is approximately 5 miles away.



TOTAL FLOOR AREA : 1482 sq.ft. (137.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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