



Blanchard Road, Swindon

£550,000

NO ONWARD CHAIN

ATWELL MARTIN are delighted to bring to market this immaculately presented FOUR BEDROOM DETACHED home, built by Award-Winning Builders Crest Nicholson in 2019, in the ever popular location of TADPOLE GARDEN VILLAGE. The "Torino" house type, makes this only one of four on the development, with this particular home benefitting from being on one of LARGEST CORNER plots on the development, which has been fully LANDSCAPED to a HIGH SPECIFICATION. This property really is a stunner and is not to be missed.

Situation

TADPOLE GARDEN VILLAGE - This impressive new garden village community on the very Northern edge of Swindon has its own shops, schools, village pub, sports facilities and children's play areas.

Home owners will be on the doorstep of over 149 acres of green space, playing fields and new allotments.

The village is conveniently located with easy access to the M4, A419, Reading, Chippenham, Bristol and beyond.

Property

A Grand Entrance Hallway with a 5.5m ceiling kicks off the Ground Floor. Tiled Flooring through the Entrance Hallway leads us nicely into the Upgraded

Modern Kitchen/Diner with integrated appliances, gas hob and extractor fan. Additional Bay Window, which wasn't included as standard as well as a ground floor extension providing a light and airy entertainment space. Separate Utility. Bifold Doors to Rear Garden. Dual Aspect Living Room with a lowered ceiling with lights in the recess really gives this property a classy feel.

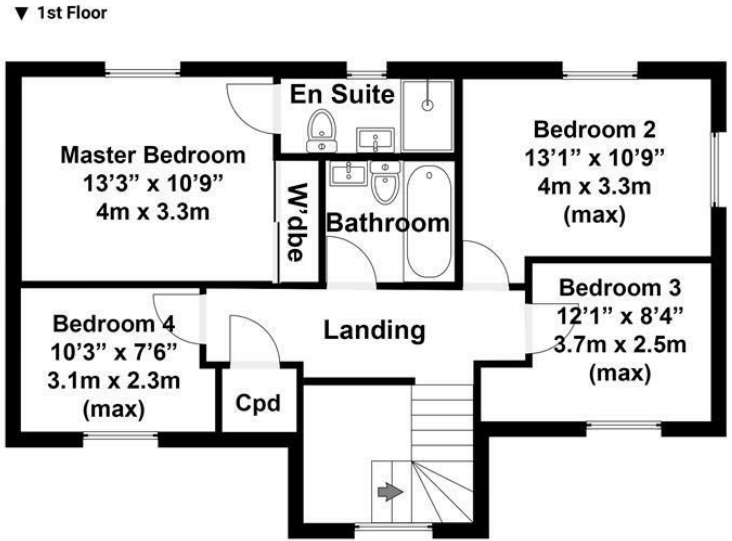
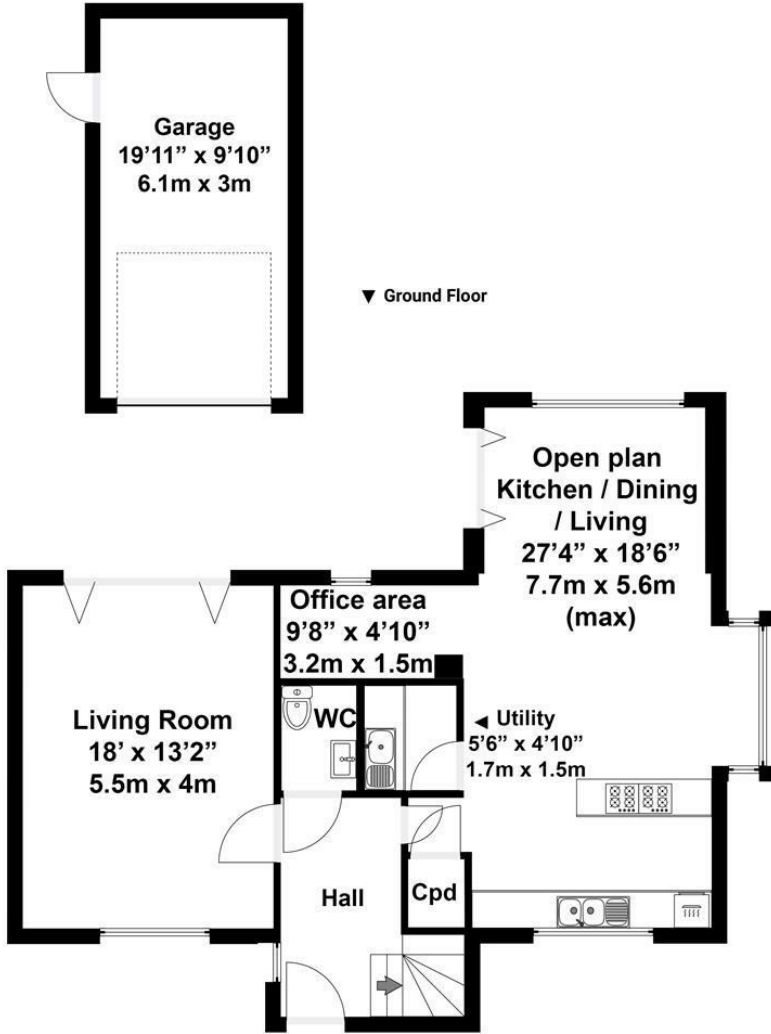
To the first floor, four good sized bedrooms, with bedroom two benefitting from two windows, allowing plentiful light through. Master bedroom with ensuite shower room, built in wardrobes and elevated ceilings giving a very spacious feel.

Garden

To the front of the property there is a small garden area with hedging and footpath leading to the front door. To the rear there is a beautiful fully enclosed landscaped garden offering large lawn area, patio area with water feature, outside tap and lighting. Gated access to driveway and garage.

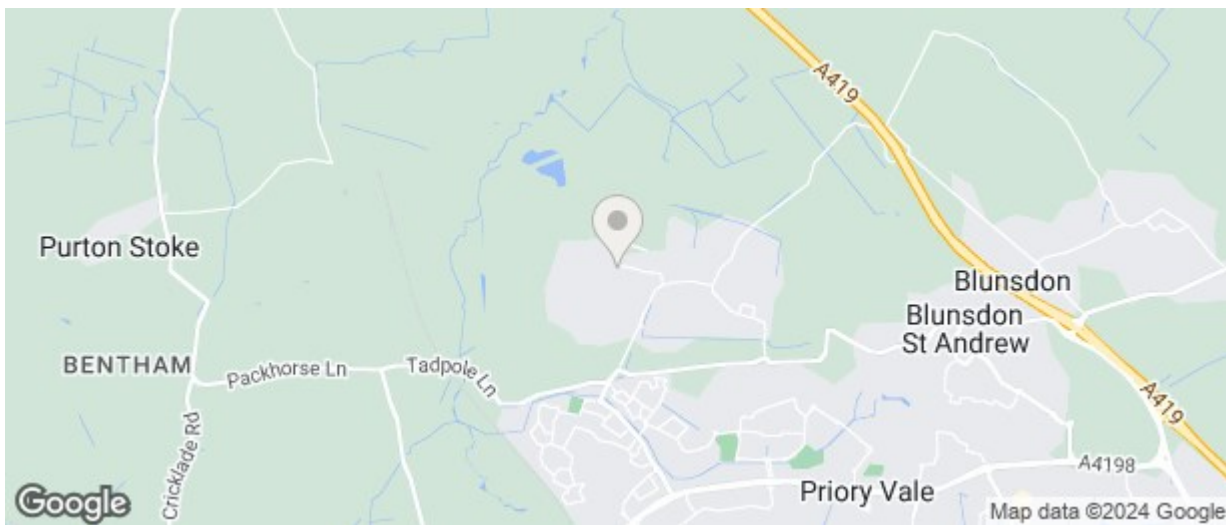






Total area approx: 1665 sq ft / 155 sq m
(Includes garage)

N.B. Whilst care has been taken with this floor plan to reflect an accurate likeness of the property it should only be used as an approximation for illustrative purposes only, specifically no guarantee is given and all should not be relied on solely as a basis of valuation. Plan not to scale.



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		83	90
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			

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing