



12 Keycroft Copse, Peatmoor, SN5 5AE
Offers Over £290,000

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Welcome to this charming property located in the picturesque Keycroft Copse, Peatmoor. This delightful home boasts two reception rooms and three bedrooms, so there's ample space for the whole family.

This lovely semi-detached home offers a cosy and inviting atmosphere that is sure to make you feel right at home. The property is well presented and ready to move straight in!

Another great feature of this property is the garage and driveway parking for two cars, with the added bonus of the potential to expand for a third vehicle.

The very private enclosed rear garden provides a great place for children to play in the summer, or a wealth of potential for the more green fingered to really make it their own.

With no chain involved, the process of making this house your home is made even smoother. Don't miss out on the opportunity to own this wonderful property in a sought-after location. Book a viewing today!

Entrance Porch

2'11" x 4'7" (0.9 x 1.4)

uPVC Entrance door, door to W.C., door to living room

W.C.

2'3" x 5'10" (0.7 x 1.8)

Low level WC, pedestal wash basin, window to front with privacy glass, radiator, storage cupboard

Living Room

14'1" x 14'9" (4.3 x 4.5)

Window to front aspect, stairs to 1st floor, two radiators

Dining Room

7'2" x 9'6" (2.2 x 2.9)

uPVC sliding doors to garden, radiator





Kitchen

6'6" x 9'6" (2 x 2.9)

Window to rear, wall mounted extractor fan, stainless steel one and a half basin sink with mixer tap, space and plumbing for washing machine, Worcester Combi boiler (installed last year), electric fan oven with gas hob and extractor fan over, space for fridge freezer, selection of units at and base level

Stairs & Landing

5'10" into 8'2" x 5'6" into 2'11" (1.8 into 2.5 x 1.7 into 0.9)

Stairs from first floor, storage cupboard, window to side aspect

Bedroom One

11'10" x 8'9" (3.63 x 2.67)

Two windows to front aspect, radiator, built in wardrobe over stairs

Bedroom Two

8'2" x 18'8" (2.5 x 5.71)

Window to rear aspect, radiator

Bedroom Three

5'9" x 9'6" (1.76 x 2.91)

Window to rear aspect, radiator

Bathroom

5'6" x 6'2" (1.7 x 1.9)

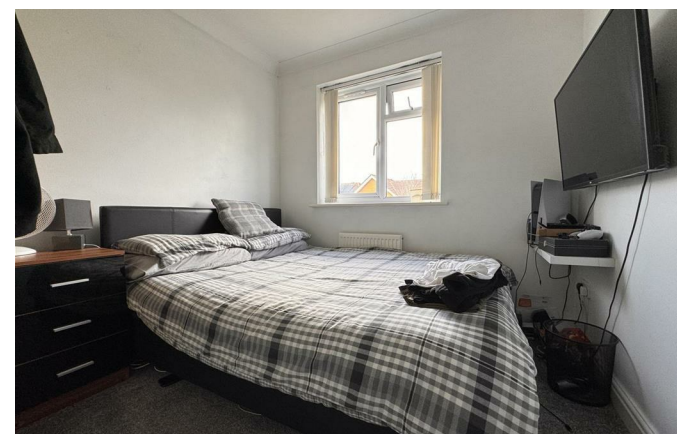
'P' shaped bath with shower screen and mains shower, wash basin in vanity unit, low-level WC, heated towel rail, extractor fan

Rear Garden

Patio area leading to lawn, wooden fence surround. AstroTurf area leading to garage

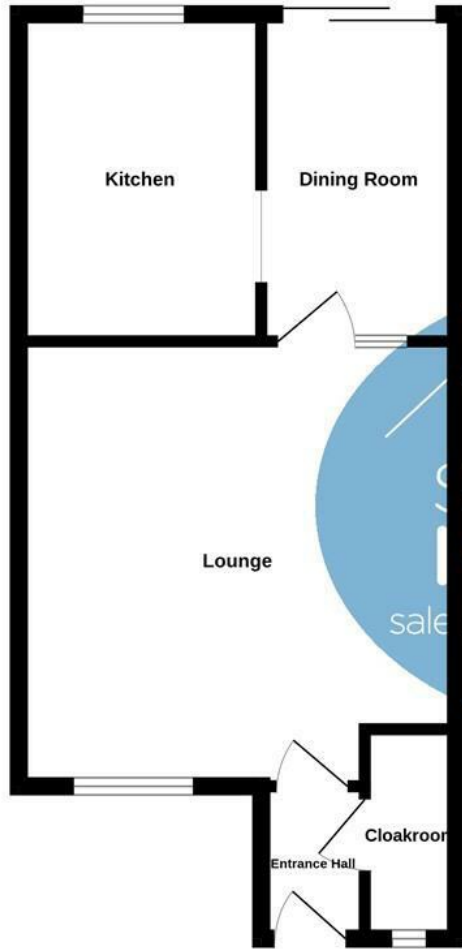
Garage

Power and light, up and over garage door, storage in rafters, window to garden, door to garden

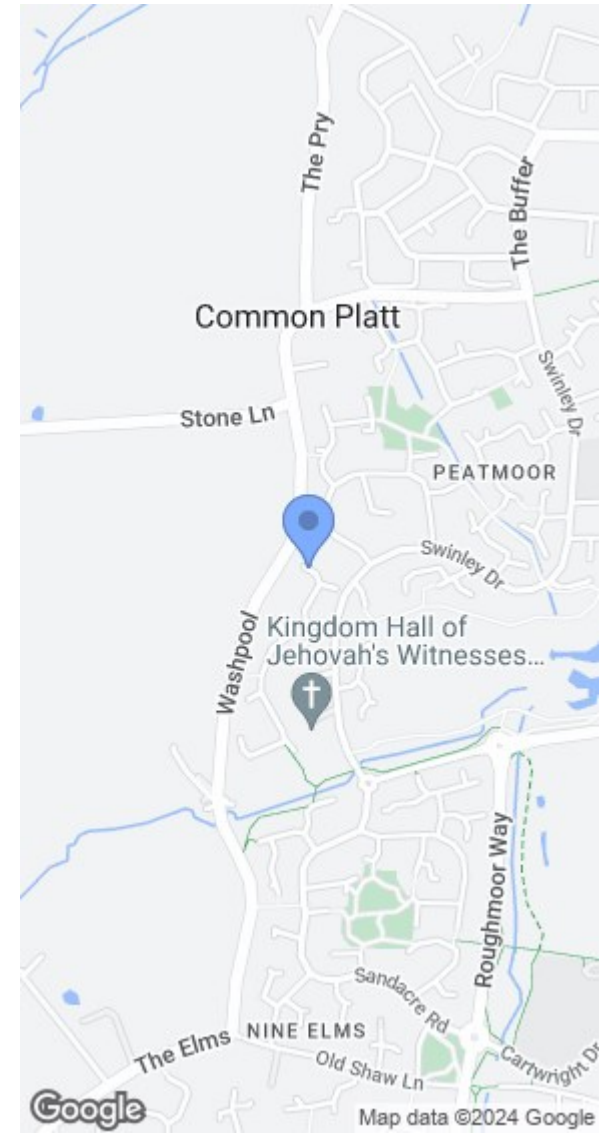
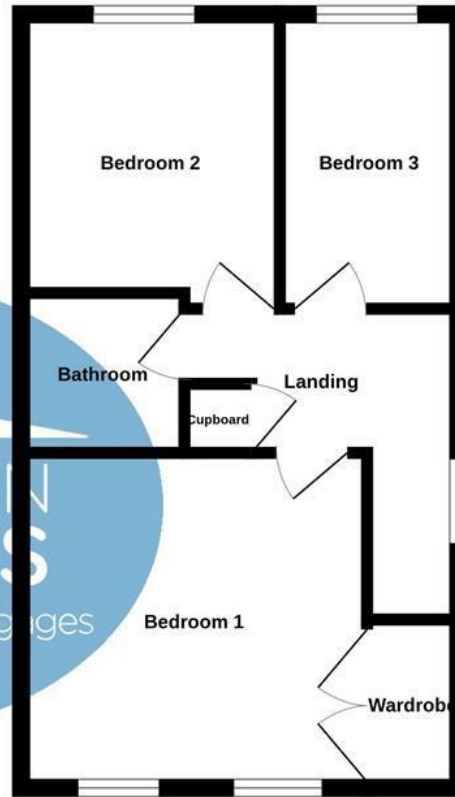




GROUND FLOOR



1ST FLOOR



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 | | 87 |
| (81-91) B | | | |
| (69-80) C | | 71 | |
| (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 | |