



5 Kilsby Drive, Nythe, Swindon, Wilts, SN3 4EQ
£300,000

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Swindon Homes are pleased to offer this three bedroom home in the desirable area of Kilsby Drive, Swindon.

The property comprises an entrance hall, generous reception room, kitchen, three bedrooms and bathroom.

One of the standout features of this home is the rear garden. With an open field to the rear, the garden is a great space with no obstructions to the sun. The large garage provides excellent storage options or the potential for a workshop, catering to various needs.

Parking is ample with driveway space available for up to four cars, making it convenient for families with multiple vehicles or for entertaining guests.

In summary, this well-presented three-bedroom home on Kilsby Drive is a great find, offering spacious living, ample parking, and a lovely garden. It is perfectly positioned to enjoy the amenities of Swindon while not being central. Do not miss the opportunity to make this delightful property your new home.

Entrance Hall

5'2" x 17'9" (1.6 x 5.43)

UPVC entrance door with window to side, stairs to 1st floor with under stairs storage, door to living room, door to kitchen, radiator

Lounge/ Diner

10'9" into 8'10" x 24'5" (3.3 into 2.71 x 7.46)

UPVC window to front aspect with fitted blinds, UPVC sliding doors to rear garden, log burner, space for family dining table, radiator





Kitchen

7'3" x 9'11" (2.23 x 3.04)

Window to rear aspect, units at eye and base level, electric fan oven with four burner gas hob above and extractor fan over, space for fridge freezer, space and plumbing for washing machine, single basin sink, serving hatch to dining room, door to garage

Stairs & Landing

5'6" x 7'2" (1.7 x 2.2)

Stairs from ground floor, Window to side aspect, doors to all bedrooms and bathroom, access to boarded and insulated loft

Bedroom One

10'5" x 11'5" (3.2 x 3.5)

Window to rear aspect, radiator

Bedroom Two

8'4" x 12'0" (2.56 x 3.66)

Window to front aspect, radiator

Bedroom Three

7'11" x 9'0" into 7'0" (2.43 x 2.75 into 2.14)

Window to front aspect, radiator

Bathroom

5'6" x 7'1" (1.69 x 2.16)

Bath with mains shower and shower screen, pedestal wash basin, Low level WC, heated towel rail



Rear Garden

East facing established rear garden with lawn, brick built pond, patio area

Driveway

Driveway parking for up to 4 cars, access to garage

Garage

7'11" x 28'11" (2.42 x 8.82)

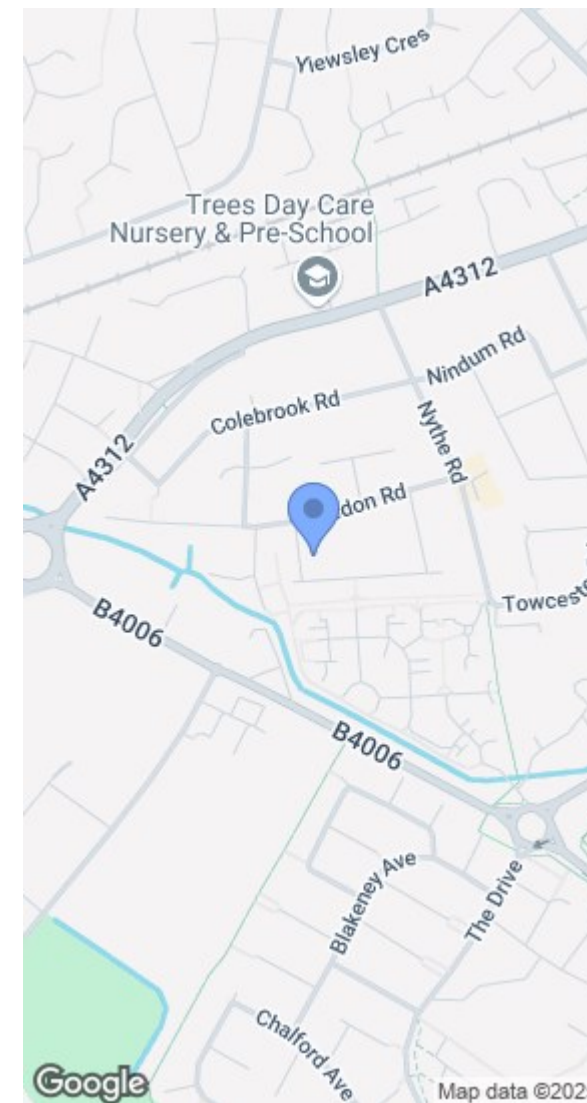
Up and over garage door, power and light, door to rear garden, Worcester combi boiler







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