



15 Northbourne Road, St Andrew's Ridge, Swindon, Wiltshire, SN25 4YE  
Offers Over £500,000

SWINDON  
HOMES   
sales, lettings & mortgages



Nestled on Northbourne Road in the desirable area of St Andrew's Ridge, Swindon, this splendid four-bedroom detached house offers a perfect blend of comfort and style. Built in 1998, the property is well-suited for families seeking a spacious and inviting home.

Upon entering, you will find two generous reception rooms that provide ample space for relaxation and entertaining. The well-appointed kitchen is perfect for a family, with space for a dining table, and the separate utility room allows for extra convenience. The property features four well-proportioned bedrooms, with an en-suite to the master.

One of the standout features of this home is the stunning panoramic views over Swindon. The good-sized rear garden is perfect for outdoor activities, gardening, or simply unwinding in the fresh air. Additionally, the double garage and driveway provide parking for three to four vehicles, ensuring convenience for you and your guests.

This property is offered with no onward chain, making it an excellent opportunity for those looking to move in without delay. With its prime location and impressive features, this detached house is a must-see for anyone seeking a new home in Swindon. Don't miss the chance to make this delightful property your own.

### Entrance Hall

10' x 12' (3.05m x 3.66m)

Wooden glazed entrance door, window to front aspect, door to WC, door to living room, Door to dining room, stairs to 1st floor, radiator

### Cloakroom

Window to front aspect, built-in WC, pedestal wash basin, radiator







### Lounge

11'5" x 18'11" (3.48m x 5.77m')

Window to front aspect, double doors to rear garden, untested gas fireplace, two radiators

### Dining Room

9'9" 10'102 (2.97m 3.05m)

Wndow to front aspect, space for family dining table, radiator

### Kitchen / Breakfast Room

11'7" x 12'6" (3.53m x 3.81m)

Selection of iron and base level units, space for fridge freezer, integrated under the counter fridge, double electric oven, four burner gas hob with extractor fan over, one and a half basin stainless steel sink, space for dining table, door to utility, radiator

### Utility Room

Space and plumbing for washing machine, space for tumble dryer, Worcester boiler, stainless steel wash basin, door to rear garden, radiator

### Stairs to First Floor Landing

Stairs to 1st floor, doors to all bedrooms and bathroom, access to loft, over stairs storage cupboard with hot water tank

### Master Bedroom

9'11 x 10'10" (3.02m x 3.30m)

Window to rear aspect, double built-in wardrobes, radiator, door two ensuite



### En-Suite

9'1x 4'8 (2.77mx 1.42m)

Window to rear aspect, shower cubicle with mains shower, built-in toilet and wash basin in vanity unit, radiator

### Bedroom Two

11'5 x 7'10 (3.48m x 2.39m)

Window to front aspect, built in wardrobe, radiator

### Bedroom Three

9' x 7'7 (2.74m x 2.31m)

Window to rear aspect, build in wardrobe, radiator

### Bedroom Four

10'7 x 6' (3.23m x 1.83m)

Window to rear aspect, build in wardrobe, radiator

### Family Bathroom

9'8 x 6' (2.95m x 1.83m)

Window to front aspect, built-in toilet and wash basin in vanity unit, bath with main shower above and shower screen, radiator

### Rear Garden

Enclosed rear garden with lawn and small patio that the top, rear access to double garage

### Double Garage

16' x 14'7 (4.88m x 4.45m)

Attached double garage with power and light, two up and over garage doors



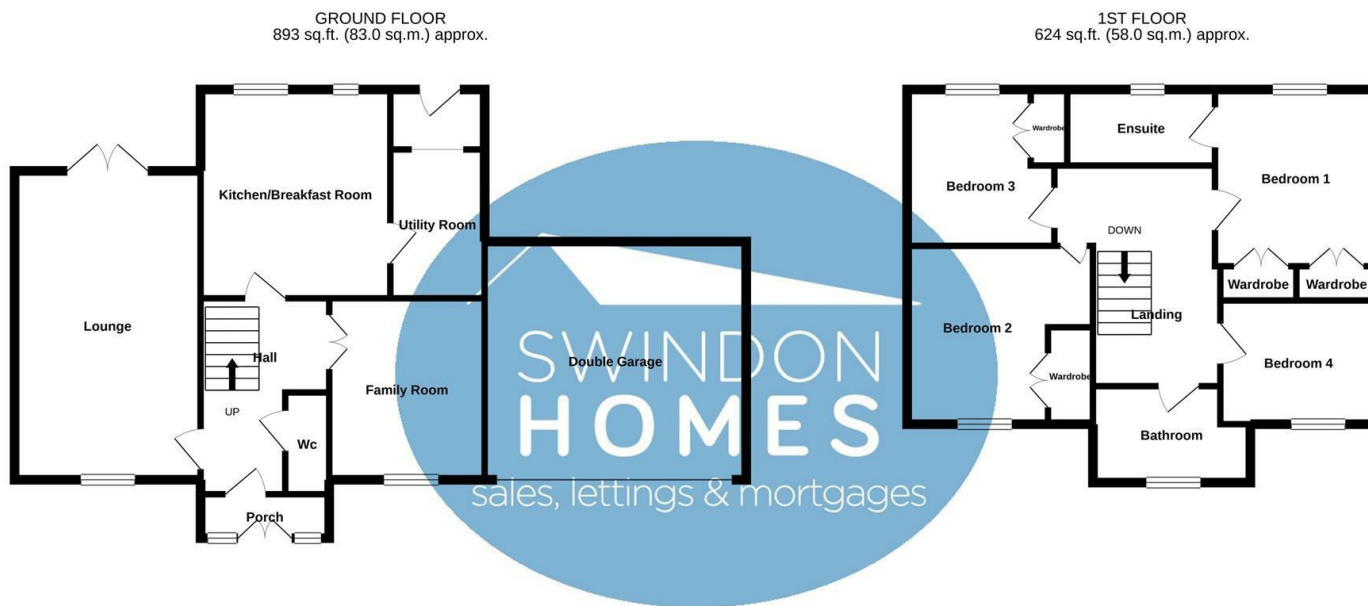
## Parking

Driveway parking for two cars





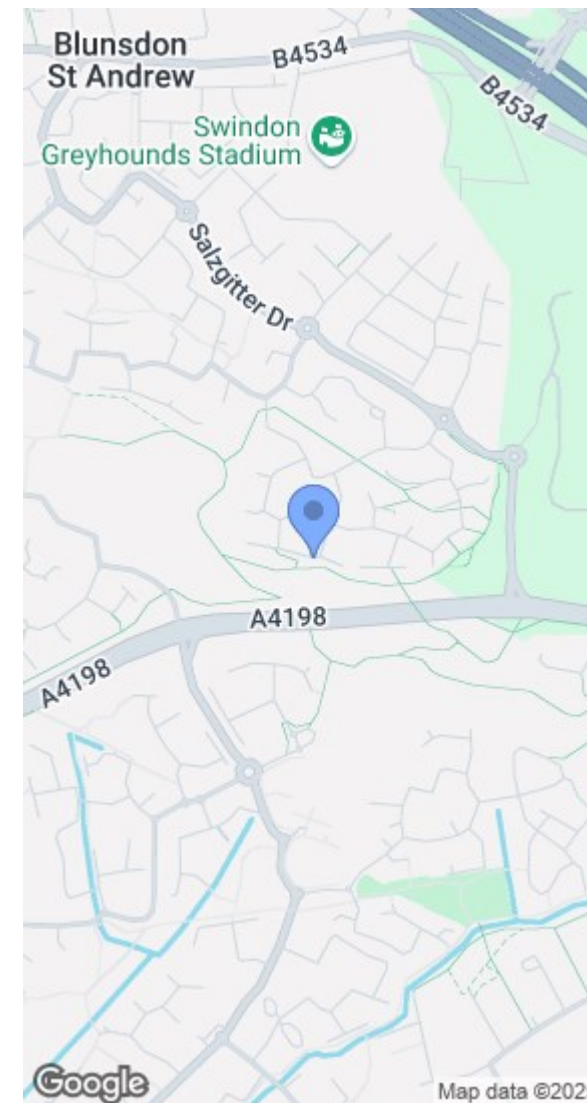




**TOTAL FLOOR AREA : 1518 sq.ft. (141.0 sq.m.) approx.**

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.

Made with Metropix ©2021



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