



45 Melstock Road, Swindon, SN25 1XF
£300,000

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Tucked away in the corner of Melstock Road in Swindon, this truly unique coach house offers an exceptional living experience. Built in 2007, this well-presented property boasts around 1,880 square feet of living space, making it a rare find in the area.

The home features four bedrooms, providing ample room for families or those seeking extra space for guests or a home office. The property includes two bathrooms, ensuring convenience for all residents.

One of the standout features of this coach house is its large garden, an unusual luxury for this type of property. This outdoor space is perfect for entertaining or simply enjoying the fresh air. Additionally, the property benefits from off-road parking for 2-3 cars, a significant advantage in the area.

With its thoughtful design and generous proportions, this property is ideal for those looking for a comfortable and stylish home in a desirable location.

In summary, this coachhouse on Melstock Road is a remarkable opportunity for anyone seeking a well-appointed residence with unique features and ample outdoor space. Do not miss the chance to make this exceptional property your new home.

Entrance Hall

2'11" x 4'7" (0.91 x 1.4)

iPVC double glazed front door, door to gym, stairs to 1st floor

Stairs and Landing

Stairs from entrance door, doors to bedrooms three and four, door to bathroom

Living Room

9'6" x 16'0" (2.9 x 4.88)

uPVC window to front, UPVC door to balcony, radiator





Kitchen/ Breakfast Room

11'2" into 8'0" x 15'11" (9'8" to island) (3.41 into 2.44 x 4.86 (2.95 to island))

UPVC window to front aspect, electric fan oven with four burner gas hob and extractor fan over, units at eye and base level, slimline integrated dishwasher, integrated undercounter fridge and freezer, stainless steel single basin sink, integrated washing machine, stairs to second floor

Gym

7'9" x 15'3" (2.38 x 4.66)

UPVC double doors to rear garden, door to WC

W.C.

2'11" x 6'10" (0.9 x 2.1)

Low-level WC, Storage covered with wash basin

Bedroom One

17'0" x 9'3" (5.2 x 2.82)

Velux window to rear aspect, eaves storage, radiator

Bedroom Two

11'4" x 9'2" (3.46 x 2.8)

Velux window to rear, eaves storage, storage cupboard, radiator, door to ensuite

En-Suite

5'8" x 5'8" (1.75 x 1.75)

Shower cubicle with mains shower, low level WC, pedestal wash basin, heated towel rail, Velux window to rear



Bedroom Three

8'3" (to wardrobe) into 10'5" x 9'6" (2.53 (to wardrobe) into 3.18 x 2.9)

Window to front and side aspect, built-in triple wardrobe, radiator

Bedroom Four

6'9" x 10'4" into 12'9" (2.07 x 3.16 into 3.9)

Window to front aspect, radiator

Bathroom

6'7" x 6'2" (2.02 x 1.9)

Bath with shower over and shower screen, low level WC, pedestal wash basin, radiator, window to rear

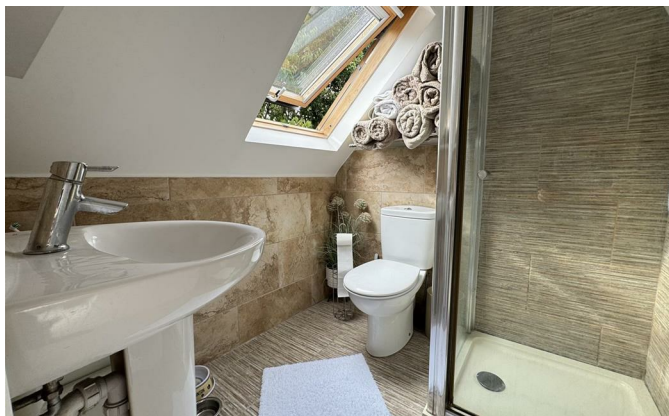
Rear Garden

Covered decking area with bar, space for hot tub (separately negotiated), stairs to 1st floor balcony, equipment including a swing, zip line, treehouse seating area, side access to driveway

Front of Property

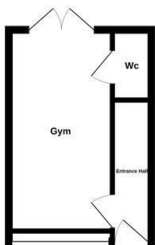
Driveway parking for 2 cars, parking space for 1 car in front of garage



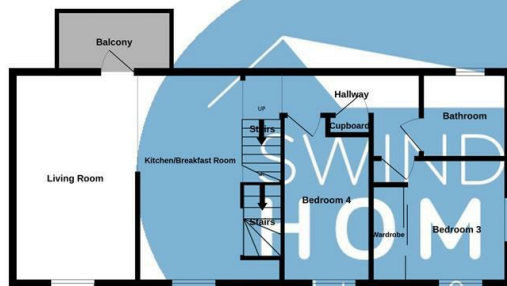




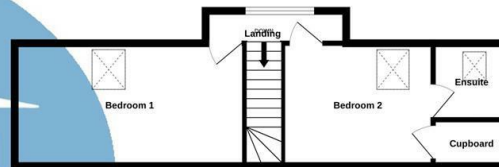
GROUND FLOOR



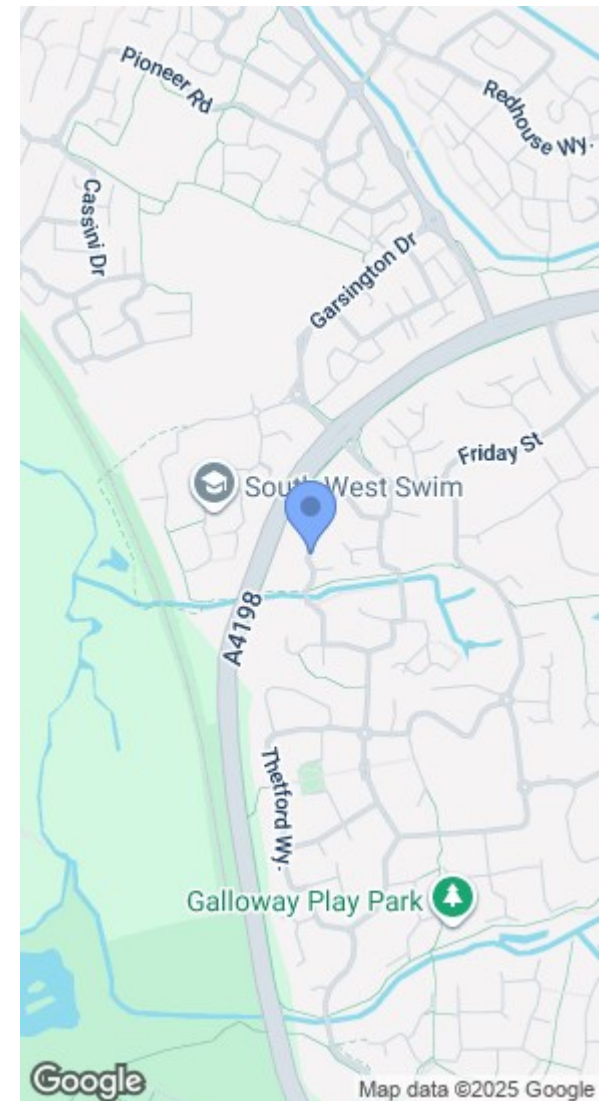
1ST FLOOR



2ND 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		