



11 Home Ground, Swindon, Wiltshire.

DIRECTIONS

Please use the postcode SN6 6JG or call the office at any time for detailed directions from your location.

SUMMARY

This extended and much improved family home is situated in a quiet spot in one of the most favoured areas of this popular town. The accommodation includes a stunning open plan kitchen/dining/family room with bifold doors to the garden, living room, play room, downstairs cloakroom, three bedrooms, ensuite and family bathroom. It sits on a generous plot with plenty of parking, and beautiful rear garden which includes a substantial home office which offers further reception space as required. Further benefits include many smart home features such as Hue lighting, Hive heating, and Ring security.

PROPERTY

The property is accessed via a welcoming entrance hall with stairs leading to the first floor. A door to the right leads into the living room which has been redesigned to incorporate a media wall with feature fireplace, space for television and soundbar, and Hue lighting. It is open to the dual aspect play room with patio doors leading out to the garden. To the left of the hall is a large and well presented kitchen/dining/family room. The kitchen area has been refitted with a range of storage and appliance space, concealed wall mounted gas fired boiler, and breakfast bar. There is plenty of space for a dining table as well as bifold doors leading out to the garden. The ground floor is completed by the cloakroom with wc, and wash hand basin.

To the first floor are three bedrooms. Two of them benefit from built in wardrobes and the master also benefits from an ensuite with shower and wash hand basin. The family bathroom has also been refitted with a suite comprising bath with shower over, wc, and wash hand basin. The property is exceptionally well presented throughout and has been designed with smart living in mind including Hue lighting, Hive heating, and Ring security which will stay.

GARDENS

The property sits on a generous plot with a block paved driveway to the front providing ample parking for three cars and a car charging point. There is gated side access which a storage area for bins etc which then leads through to the rear garden. This well designed garden is enclosed by fencing and features an area of patio adjoining the property, area of lawn, decking and mature borders. There is a bespoke storage shed tucked away on the other side of the property. A real benefit of the property is the detached home office which has bifold doors to the garden and wired internet connection. This well insulated space is useable year around to provide additional accommodation as required.

LOCATION

The property is situated on one of Cricklade's most sought after developments and is located on the outskirts of this popular town, offering easy access to many country walks, including the popular North Meadow. It benefits from a quite cul de sac location whilst still offering easy links to the local road and rail network along with many local amenities and services.

VIEWING

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

MORTGAGE

We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

AGENTS NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.





Cricklade, Swindon, SN6

Approximate Area = 1048 sq ft / 97.4 sq m

For identification only - Not to scale



