



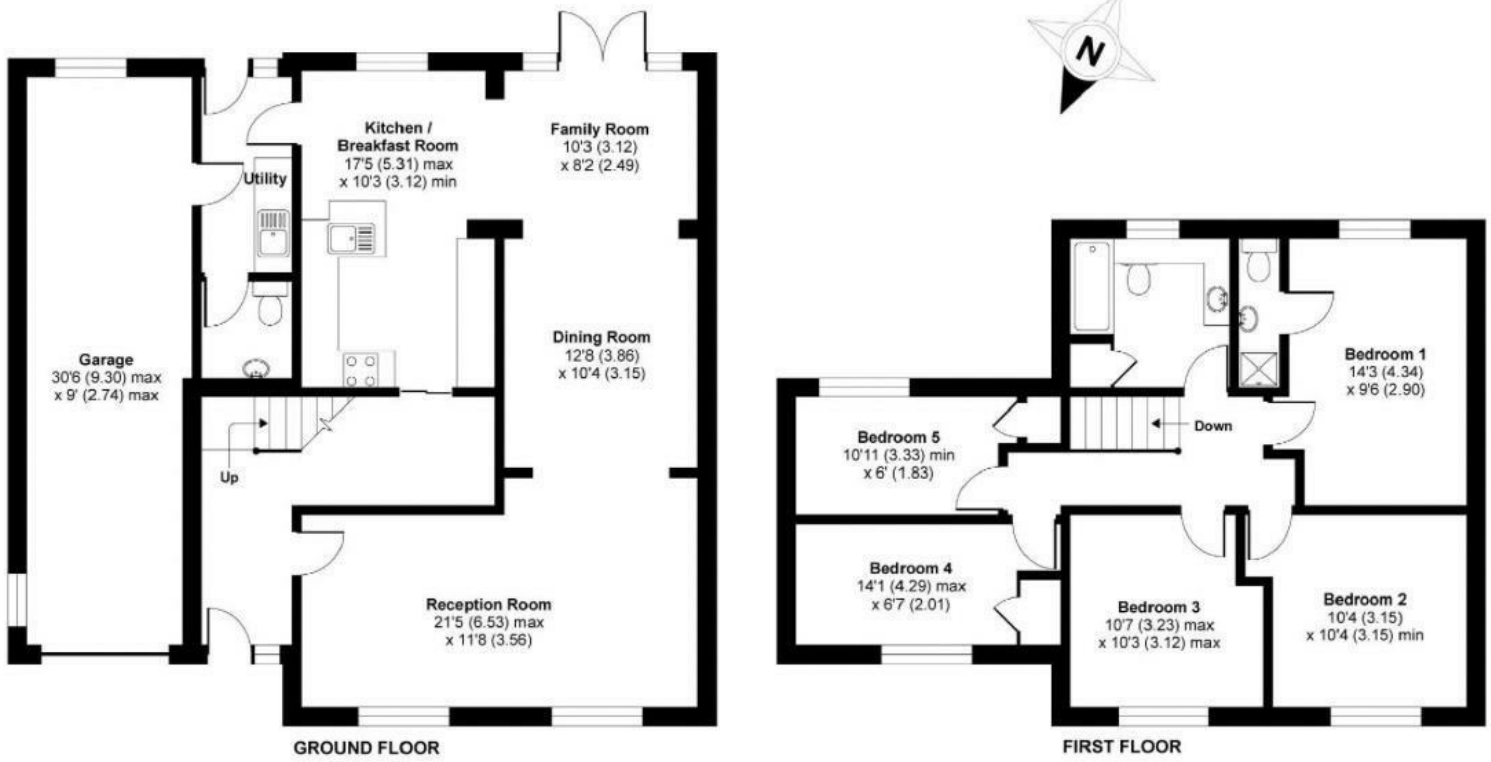
46 Kerrs Way, Swindon, SN4 9EH

Guide price £575,000

Resides Swindon are delighted to be marketing this stunning property situated in a convenient position, in the heart of the bustling village of Wroughton, this spacious five bedroom detached house. The accommodation approaches 1900 sq ft (including the tandem garage) and has a lovely open-plan feel. There is a sitting room, playroom/dining room, family room that overlooks the south facing garden and a beautifully Rokpunkt kitchen with quartz work surfaces and high quality integrated appliances from the previous owners. There is a useful utility area, smart home features including nest thermostat and security system and ground floor WC. To the first floor there is a master bedroom with en-suite shower room, four additional bedrooms and a well appointed family bathroom. The rear garden extends to 85ft in length and enjoys a sunny southerly aspect and a large patio area. **EARLY VIEWINGS RECOMMENDED TO AVOID DISAPPOINTMENT.**

Floor plans-These are intended as a guide only. Dimensions are approximate. Not to scale. We have taken every care with the preparation of these details.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.