

for sale

offers in excess of **£375,000**



Wirral Way SWINDON SN25 4WD

This beautifully presented **THREE BEDROOM DETACHED FAMILY HOME** is ideally located in the highly desirable **ASHBRAKE NORTH SWINDON**. **THREE RECEPTION ROOMS**. Modern kitchen diner with Bi-folding doors. **DRIVEWAY PARKING**



Wirral Way SWINDON SN25 4WD

Ground Floor Accommodation

Entrance Hall

Double glazed door to the side aspect. Stairs rising to the first floor accommodation. Doors to the cloakroom, lounge and kitchen. Radiator.

Cloakroom

Two piece suite comprising of Low Level WC and wash hand basin. Extractor fan. Radiator.

Lounge

14' 5" x 11' 7" (4.39m x 3.53m)

Double glazed window to the front and side aspect. Door to the study. Television point. Telephone point. Under stair storage cupboard. Radiator.

Study

18' 6" x 7' 8" (5.64m x 2.34m)

Double glazed window to the front and side aspect. Radiator.

Dining Area

12' 4" x 12' 1" (3.76m x 3.68m)

Three double glazed window to the side aspect. Double glazed atrium. Double glazed bi-folding doors leading to the rear garden (all high specification solar glass). Under floor heating.

Kitchen

20' x 9' 9" (6.10m x 2.97m)

Double glazed window to the rear and side aspect Double glazed door to the side aspect. Opening to the dining area. Fully fitted modern kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Breakfast bar. Sink with



drainer and mixer tap. Quartz work tops. Integrated fridge freezer, dishwasher, two ovens and five ring gas hob. Radiator.

First Floor Accommodation

First Floor Landing

Double glazed window to the side aspect. Airing cupboard. Storage cupboard. Loft access. Access to all bedrooms and family bathroom. Radiator.

Bedroom One

14' 5" MAX x 11' 1" MAX (4.39m MAX x 3.38m MAX)
14 Ft 05 Inches narrowing to 13 Ft 08 Inches X 11 Ft 01 Inches narrowing to 8 Ft 10 Inches
Double glazed window to the front aspect. Access to ensuite shower room. Two built-in-wardrobes. Radiator.

Ensuite

Obscure double glazed window to the side aspect. Three piece suite comprising of Low Level WC, shower and wash hand basin with vanity. Radiator.

Bedroom Two

10' 4" Excluding Door x 9' 9" (3.15m Excluding Door x 2.97m)
Double glazed window to the front aspect. Built-in-wardrobes. Radiator.

Bedroom Three

9' 3" x 7' 2" (2.82m x 2.18m)
Double glazed window to the front aspect. Built-in-wardrobes. Radiator.

Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, panelled bath with mixer tap and pedestal wash hand basin. Tiled splash back.

External Features

Garden

Fenced boundaries. Large garden laid to lawn. Trees. Laid to patio to the front. Decking area.

Parking

Driveway parking





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: SDN312813 - 0004

Tenure: Freehold

EPC Rating: C

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