

for sale

£575,000



## Cranborne Chase Swindon SN25 1FH

Ever dreamt of living in Cranborne Chase? This is the perfect opportunity with this stunning FIVE-BEDROOM family home. TWO RECEPTION ROOMS. Recently fitted kitchen breakfast room with UNDERFLOOR HEATING AND INTEGRAL APPLIANCES. Externally there is a DOUBLE WIDTH DRIVEWAY AND DOUBLE GARAGE.





# Cranborne Chase Swindon SN25 1FH

## Ground Floor Accommodation

### Entrance Hall

Double glazed door to the front aspect. Double glazed window to the front aspect. Door to the lounge, dining room and kitchen/breakfast area. Stairs rising to the first floor accommodation. Under stair storage cupboard.

### Lounge

18' 9" x 11' 3" ( 5.71m x 3.43m )

Double glazed window to the front aspect. Double glazed French doors to the rear garden. Television point. Telephone point. Fire place. Two radiator.

### Dining Room

10' 8" MAX x 9' 9" MAX ( 3.25m MAX x 2.97m MAX )

Double glazed window to the front aspect. Radiator.

## Kitchen

17' 8" MAX x 12' 4" MAX ( 5.38m MAX x 3.76m MAX )

Double glazed window to the rear aspect. Double glazed sky light to the rear aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Breakfast bar. One and a half sink with drainer and mixer tap. Integrated dishwasher, wine fridge, two ovens, four ring gas hob, cooker hood and fridge freezer. Under floor heating.

## First Floor Accommodation

### First Floor Landing

Doors to airing cupboard. Access to bedroom one, bedroom three and bedroom five and family bathroom.

### Bedroom One

19' MAX x 10' ( 5.79m MAX x 3.05m )

Double glazed window to the front and rear aspect. Two sliding doors with built-in-wardrobe. Two radiator.





### Ensuite

Obscure double glazed window to the rear aspect. Three piece suite comprising of shower, Low Level WC and wash hand basin with vanity. Partially tiled to water sensitive areas. Heated towel rail.

### Bedroom Three

11' 7" x 9' 8" ( 3.53m x 2.95m )

Double glazed window to the front aspect. Built-in-wardrobe. Radiator.

### Bedroom Five

9' 1" x 8' 3" ( 2.77m x 2.51m )

Double glazed window to the rear aspect. Built-in-wardrobe. Radiator.

### Bathroom

Obscure double glazed window to the front aspect. Three piece suite comprising of Low Level WC, wash hand basin with vanity and panelled bath with mixer tap. Partially tiled to water sensitive areas. Radiator.

### Second Floor Accommodation Second Floor Landing

Door to bedroom two and bedroom four.

### Bedroom Two

15' x 10' 1" ( 4.57m x 3.07m )

Double glazed skylight to the rear and side aspect. Radiator.

### Bedroom Four

11' 5" x 11' ( 3.48m x 3.35m )

Double glazed skylight to the rear and side aspect. Radiator.

### External Features Garden

Fenced boundaries. Patio area and laid to lawn. Decking area with Hot tub.

### Parking

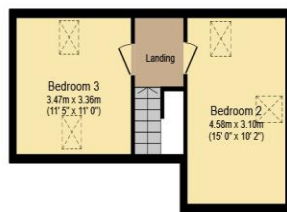
Driveway parking

### Double Garage

17' 7" x 16' 2" ( 5.36m x 4.93m )

Two up and over door. Double glazed bi-folding door to the rear garden





## Second Floor

Total floor area 169.9 m<sup>2</sup> (1,829 sq.ft.) approx

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](http://www.focalagent.com)

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Tenure: Freehold EPC Rating: C

Council Tax Band: F

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