

for sale

offers over **£350,000**



## Bodiam Drive Toothill Swindon SN5 8BE

Situated in the popular residential area of TOOTHILL WEST SWINDON, this well-presented and EXTENDED FIVE BEDROOM FAMILY HOME offers generous living space throughout, ideal for a growing family or those seeking flexible accommodation. SOLAR PANELS. OFFICE. GARAGE AND DRIVEWAY PARKING



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# Bodiam Drive Toothill Swindon SN5 8BE

## Ground Floor Accommodation

### Entrance Hall

Double glazed door to the front aspect. Access to lounge, kitchen and cloakroom. Stairs rising to the first floor accommodation. Under stair storage cupboard. Radiator.

### Cloakroom

Obscure double glazed window to the front aspect. Two piece suite comprising of Low Level Wc and wash hand basin.

### Lounge

16' 5" MAX narrowing to 13' 6" x 11' 10" ( 5.00m MAX narrowing to 4.11m x 3.61m )

Double glazed sliding door to the rear garden. Access to the entrance hall and dining room. Television point. Radiator.

## Dining Room

12' 5" x 9' 4" ( 3.78m x 2.84m )

Double glazed window to the rear aspect. Doors to the kitchen, lounge and family room. Radiator.

## Kitchen

15' 5" MAX narrowing to 11' 9" x 8' 3" ( 4.70m MAX narrowing to 3.58m x 2.51m )

Double glazed windows to the side and front aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Space for fridge freezers and washing machine. Integrated dishwasher, oven and four ring gas hob. Radiator.



## Family Room

8' 10" x 5' 11" ( 2.69m x 1.80m )

Access to bedroom five. Double glazed door to the rear garden. Sliding doors to the dining room.

## Bedroom Five

8' 10" x 7' 8" ( 2.69m x 2.34m )

Double glazed window to the rear aspect. Door to the family room. Radiator.

## First Floor Accommodation

### First Floor Landing

Access to all bedrooms and family bathroom. Airing cupboard with Combi-boiler (Installed in 2021)

## Bedroom One

13' 7" x 8' 7" ( 4.14m x 2.62m )

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

## Bedroom Two

12' 11" x 8' 8" ( 3.94m x 2.64m )

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

## Bedroom Three

10' 4" x 9' 1" narrowing to 5' 9" ( 3.15m x 2.77m narrowing to 1.75m )

Double glazed window to the front aspect. Radiator.

## Bedroom Four

9' x 7' 9" ( 2.74m x 2.36m )

Double glazed window to the front aspect. Radiator.

## Bathroom

Obscure double glazed window to the front aspect. Three piece suite comprising of Low Level WC, panelled bath with electric shower over and wash hand basin with dual tap. Heated towel rail.

## External Features

### Outbuilding/Office

12' 8" x 8' 7" ( 3.86m x 2.62m )

Double glazed window to the rear and side aspect. Door to the side aspect.

## Bathroom

Three piece suite comprising of panelled bath, wash hand basin and Low Level WC.

## Garden

Fenced boundaries. Laid to lawn at the rear of the garden. Laid to patio. Access to the garage and outbuilding. Trees.

## Garage

17' x 8' 2" ( 5.18m x 2.49m )

Metal up and over door. Door to the side aspect. Power.

## Parking

Parking to the front of the garage.

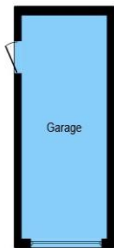




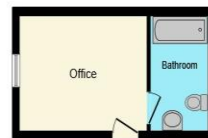
**Ground Floor**



**First Floor**



**Garage**



**Outbuilding**

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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Property Ref: SDN313660 - 0002

Tenure:Freehold EPC Rating: B

Council Tax Band: D

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