

for sale

offers over **£550,000**



## Headlands Grove Swindon SN2 7HS

Situated in the sought-after location of UPPER STRATTON this impressive **FOUR BEDROOM DETACHED HOME** offers generous living space and a versatile layout. Spacious garden with planting beds. **DOUBLE GARAGE**. with **DRIVEWAY PARKING**





# Headlands Grove Swindon SN2 7HS

## Ground Floor Accommodation

### Entrance Hall

Double glazed door to the front aspect. Two double glazed window to the front aspect. Stairs rising to the first floor accommodation. Under stair storage cupboard. Access to all ground floor rooms.

### Lounge

17' 5" x 15' 5" ( 5.31m x 4.70m )

Double glazed bay window to the front aspect. Two double glazed windows to the side aspect. Fire place. Television point. Telephone point. Electric fire place. Radiator.

### Dining Room

12' 11" x 11' 2" ( 3.94m x 3.40m )

Double glazed bay window to the front aspect. Radiator.

### Kitchen

15' 4" x 14' 8" ( 4.67m x 4.47m )

Double glazed window to the rear aspect. Double glazed door to the rear aspect leading to the rear garden. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Island with cupboards. Sink with drainer and mixer tap. Space for range cooker. Integrated dishwasher, fridge and cooker hood.

### Study

10' 8" x 8' 5" ( 3.25m x 2.57m )

Double glazed patio doors to the rear garden. Radiator.



### Store

11' 3" x 5' 4" ( 3.43m x 1.63m )

Double glazed window to the side aspect.

### Utility Room

9' 10" x 5' 7" ( 3.00m x 1.70m )

Space and plumbing for washing machine and tumble dryer. Fitted cupboards and drawers.

### Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level Wc, pedestal wash hand basin and bath with mixer tap and shower head. Partially tiled to water sensitive areas.

### First Floor Accommodation

#### First Floor Landing

Access to all rooms and family bathroom.

### Bedroom One

15' x 13' 4" ( 4.57m x 4.06m )

Double glazed window to the front aspect. Access to the dressing room. Radiator.

### Dressing Room

double glazed window to the front aspect. Hanging rails.

### Bedroom Two

12' 5" x 8' ( 3.78m x 2.44m )

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

### Bedroom Three

14' 2" x 10' 6" ( 4.32m x 3.20m )

Double glazed bay window to the front aspect. Radiator.

### Bedroom Four

11' 1" x 10' 1" ( 3.38m x 3.07m )

Double glazed bay window to the rear aspect. Radiator.

### Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, pedestal wash hand basin and shower.

### External Features

#### Garden

Fenced boundaries. gated access. Shed. Vegetable patch/beds. Large greenhouse.

### Parking

Driveway parking

### Double Garage

23' 10" x 23' ( 7.26m x 7.01m )

Two up and over doors.







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: D

Council Tax Band: D

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