



Connells

Arran Way
Highworth Swindon

Arran Way
Highworth Swindon SN6 7HW

for sale offers over
£350,000



Property Description

This rare opportunity to acquire a beautifully presented three/four-bedroom detached family home is located in the very heart of Highworth, offering a wonderful blend of space, versatility, and modern living throughout. As you step through the entrance porch, you are welcomed into a bright and spacious lounge, which flows seamlessly into the dining area, creating a superb open-plan living space perfect for family gatherings and entertaining. The modern fitted kitchen is a real highlight, complete with a Belfast sink, oak worktops, and a range of stylish units providing ample storage and workspace. An inner hall leads to a well-equipped utility room with a convenient downstairs toilet, along with a study that offers the perfect environment for those working from home - or could easily serve as a fourth bedroom to suit family needs. Upstairs, the home continues to impress with three generous bedrooms, each offering comfortable accommodation and plenty of natural light. The modern family bathroom is fitted with a contemporary three-piece suite, and the property further benefits from a newly installed boiler (2024). Outside, this lovely home enjoys a large, enclosed rear garden - an ideal space for children to play and for summer entertaining. To the front, a tandem integral garage provides excellent storage and parking options, complemented by a block-paved driveway offering additional off-road parking.

Ground Floor Accommodation

Entrance Porch

Double glazed door to the front aspect. Access to the lounge.

Lounge

17' 11" x 11' 6" MAX (5.46m x 3.51m MAX)

Double glazed window to the front aspect. Doors to the inner hall and kitchen. Opening to the dining room. Gas fire with surround. Television point. Radiator.

Kitchen

12' 3" x 8' 5" (3.73m x 2.57m)

Double glazed window to the front aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers with oak work tops. Belfast sink with drainer with mixer tap. Integrated oven, electric induction hob with cooker hood. Space for dishwasher. Space and plumbing for washing machine.

Dining Area

10' 3" x 8' 7" (3.12m x 2.62m)

Double glazed patio doors to the rear garden. Radiator.

Inner Hall

Stairs rising to the first floor accommodation. Access to the utility room and study/bedroom four.

Study/Bedroom Four

11' 3" x 10' 3" (3.43m x 3.12m)

Double glazed window to the rear aspect.
Radiator.

Utility Room

8' 5" x 5' 5" (2.57m x 1.65m)

Obscure double glazed window to the side aspect. Doors to the garage. Base units with sink and drainer. Space for washing machine. Low Level WC. Radiator.

First Floor Accommodation

First Floor Landing

Doors to all bedrooms and family bathroom.
Storage cupboard.

Bedroom One

13' 9" x 9' 3" MAX narrowing to 7' 8" (4.19m x 2.82m MAX narrowing to 2.34m)

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

Bedroom Two

10' x 9' 8" (3.05m x 2.95m)

Double glazed window to the rear aspect.
Radiator.

Bedroom Three

10' 8" x 9' 3" (3.25m x 2.82m)

Double glazed window to the rear aspect.
Radiator.

Bathroom

Obscure double glazed window to the side aspect. Three piece suite comprising of Low Level WC, wash hand basin with vanity unit and panelled bath with shower over. Airing cupboard with boiler. Heated towel rail.

External Features

Garden

Fenced boundaries. Laid to lawn and patio.
Mature shrubs and bushes.

Parking

Blocked paved driveway Access to the garage

Garage

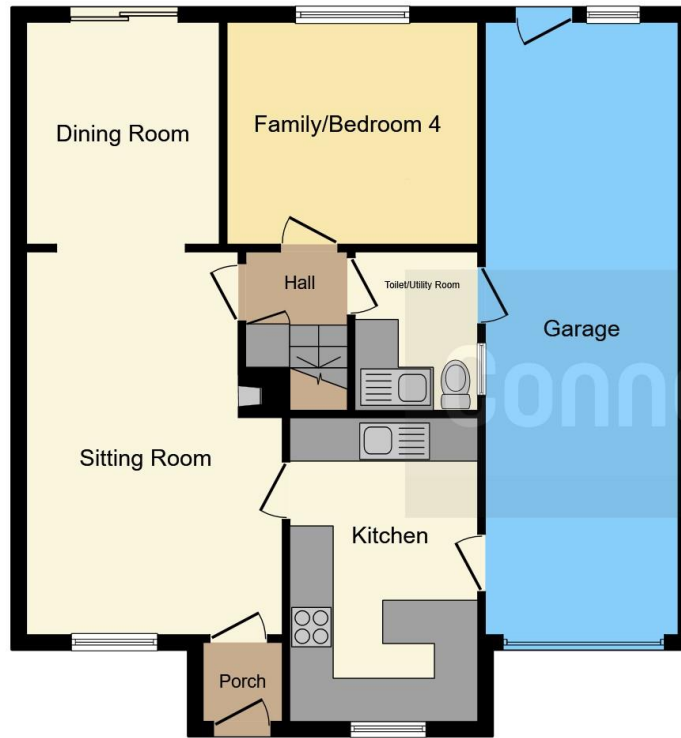
29' x 8' 7" (8.84m x 2.62m)

Tandem garage. Power and light. Electric up and over door. Double glazed window to the rear aspect. Doors to the kitchen, utility room and rear garden.

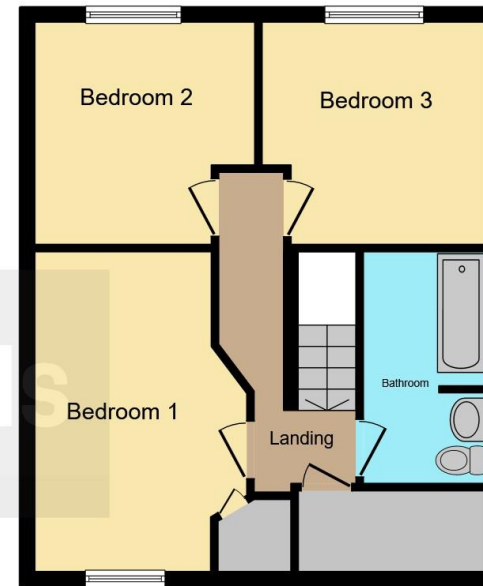








Ground Floor



First Floor

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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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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