GRACE WALK

Haydon End, Swindon, Wilts SN25 1QF

PRIMARY
HOMES & LETTINGS

Grace Walk, Haydon End, Swindon SN25 1QF

- Three Storey Detached House
- Five DOUBLE Bedrooms
- 17ft Kitchen/Breakfast
- 17ft Living Room
- En-Suite To Master
- 17ft Garage With Carport To The Rear (Total 37ft)
- Downstairs Cloakroom
- Enclosed Rear Garden
- EPC Rating - C
- Excellent Location

Offers Over £385,000

Primary Homes & Lettings are delighted to offer this well presented and spacious five DOUBLE bedroom three storey detached family home, ideally situated in the sought after North Swindon development of Haydon End. The property enjoys an attractive position overlooking a green and offers excellent access to local amenities, including The Orbital Shopping Centre, as well as convenient transport links such as the A419.. The ground floor accommodation comprises of entrance hallway, cloakroom, living room, kitchen and dining room. To the first floor is master bedroom (with en-suite shower) two further bedrooms and family bathroom. Bedrooms two, three and storage cupboard are located on the second floor. The property also benefits from a garage with carport for further parking, enclosed rear garden uPVC double glazing and gas central heating. Viewing is highly recommended.

Entrance Hallway
Stairs to first floor. Understairs cupboard. Radiator.

Cloakroom
White suite comprising of pedestal wash hand basin and low level W.C. Extractor fan. Radiator.

Living Room
uPVC window to front elevation. uPVC patio doors to rear garden. Two radiators.

Kitchen/Breakfast
uPVC windows to front and side elevation. Gloss wall and base units with worktops over. Stainless steel sink and drainer with half bowl. Built in double oven. Gas hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Space for American style fridge/freezer. Laminate flooring. Part tiled walls. Radiator. Opening to Orangery.

Orangery
uPVC windows to side and rear elevation. uPVC patio doors to side. Laminate flooring. Inset ceiling lights.

Landing
uPVC window to rear elevation. Stairs to second floor.

Bedroom One
uPVC window to rear elevation. Built in double wardrobe. Radiator.

En-Suite Shower
Obscured uPVC window to front elevation. White suite comprising of built in double shower, pedestal wash hand basin and low level W.C. Extractor fan. Shaving point. Part tiled walls. Tiled flooring. Radiator.

Bedroom Four
uPVC windows to side and rear elevation. Range of built in wardrobes. Radiator.

Bedroom Five
uPVC window to front elevation. Radiator.

Bathroom
Velux window to front elevation. White suite comprising of panelled bath, pedestal wash hand basin and low level W.C. Extractor fan. Shaving point. Part tiled walls. Tiled flooring. Radiator. Airing cupboard.

Landing (second floor)
Velux window to rear elevation. Storage cupboard. Radiator.

Bedroom Two
Velux windows to front and rear elevation. Radiator.

Bedroom Three
Velux windows to front and rear elevation. Radiator.

Front
Laid to lawn with mature hedging. Path leading to porch. Outside light.

Rear Garden
Fully enclosed by timber fencing and stone wall. Mostly laid to lawn with shrub borders. Raised decking area. Paved patio. Storage to the side of the property housing timber shed. Gated access to the side. Outside sockets and tap.

Garage & Carport
Up and over garage door with opening to the rear for further parking.

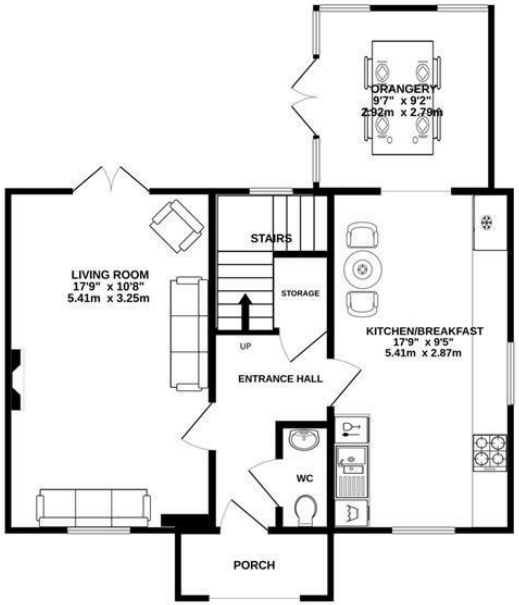
Sizes
Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings
Strictly via our Swindon office telephone (01793) 641641.

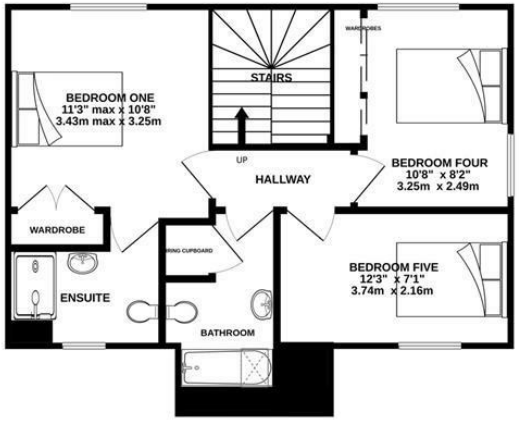
Mortgages
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering
In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide proof of identity and address during the sales process. We appreciate your cooperation in providing the necessary documentation promptly to help ensure there are no delays in progressing the sale.

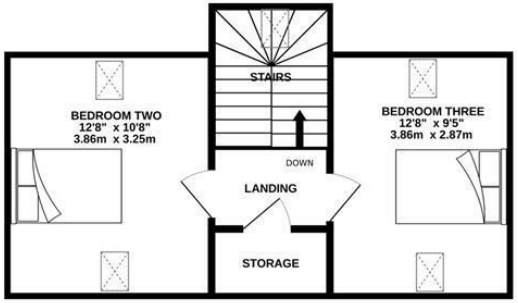
GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



2ND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 1407 sq.ft. (130.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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01793 641641
101 Commercial Road, Swindon, SN1 5PL
info@primaryhomesandlettings.co.uk
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