



## BRIAR FIELDS

Town Centre, Swindon, Wilts SN1 2QP

## Briar Fields, Town Centre, Swindon SN1 2QP

- NO ONWARD CHAIN
- EXTENDED Detached House
- Four DOUBLE Bedrooms
- Driveway Parking For Several Vehicles
- Integral Garage
- Two En-Suites
- 23ft Lounge/Diner
- Utility Room & Downstairs Cloakroom
- Low Maintenance Rear Garden
- Excellent Location

**Price £500,000**



\*\*\* NOONWARD CHAIN \*\*\* We are delighted to offer this well presented and EXTENDED four DOUBLE bedroom detached house located in a quiet cul de sac in Briar Fields within walking distance to the town centre, schools and local amenities. The spacious and versatile accommodation comprises of entrance hallway, open-plan lounge/diner, kitchen, utility room and cloakroom. Upstairs, the property boasts a generous master bedroom complete with en-suite shower room and a walk-in wardrobe. There are three further bedrooms, one of which also benefits from its own en-suite shower room, alongside a family bathroom. Externally, the home features a low-maintenance rear garden, perfect for outdoor enjoyment, as well as driveway parking for several vehicles and an integral garage. Additional benefits include uPVC double glazing and gas central heating throughout. Early viewing is highly recommended to fully appreciate the space, quality, and location this excellent home has to offer.

### Entrance Hallway

Stairs to first floor. Tiled flooring.

### Lounge/Diner

Two uPVC bay windows to front elevation. Two uPVC French doors to rear garden. Three radiators.

### Kitchen

uPVC window to rear elevation. Wall and base units with rolled edge worktops over. Acrylic sink and drainer with half bowl. Built in double oven. Ceramic hob with extractor hood over. Integral dishwasher, fridge and freezer, Part tiled walls. Tiled flooring. Inset ceiling lights.

### Utility Room

uPVC door and window to side elevation. Door to garage. Rolled edge worktop. Space and plumbing for washing machine and tumble dryer. Part tiled walls. Tiled flooring.

### Cloakroom

Obscured uPVC window to rear elevation. White suite comprising of wash hand basin and low level W.C. Fully tiled walls. Tiled flooring.

### Landing

Loft access.

### Bedroom One

One uPVC bay window and one further uPVC window to front elevation. Walk in wardrobe. Radiator.

### En-Suite Shower

White suite comprising of double shower, pedestal wash hand basin and low level W.C. Extractor fan. Fully tiled walls. Tiled flooring. Inset ceiling lights.

### Bedroom Two

Two uPVC windows to rear elevation. Two radiators.

### En-Suite Shower

Obscured uPVC window to side elevation. White suite comprising of built in shower, wash hand basin and low level W.C. Fully tiled walls. Tiled flooring. Heated towel rail.

### Bedroom Three

uPVC window to front elevation. Built in double wardrobe. Radiator.

### Bedroom Four

uPVC window to rear elevation. Radiator.

### Bathroom

Obscured uPVC window to rear elevation. White suite comprising of freestanding bath, pedestal wash hand basin and low level W.C. Extractor fan. Fully tiled walls. Tiled flooring. Inset ceiling lights. Radiator.

### Integral Garage

Up and over garage door. Door to utility room. Light and power.

### Front

Driveway parking for several vehicles. Gated access to rear garden. Storm porch.

### Rear Garden

Fully enclosed by timber fencing and features a spacious paved patio area complemented by AstroTurf and an attractive water feature. Path leading to a summerhouse, while raised brick borders host a variety of mature trees and shrubs. Gated access to the front, External power sockets and a water tap."

### 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

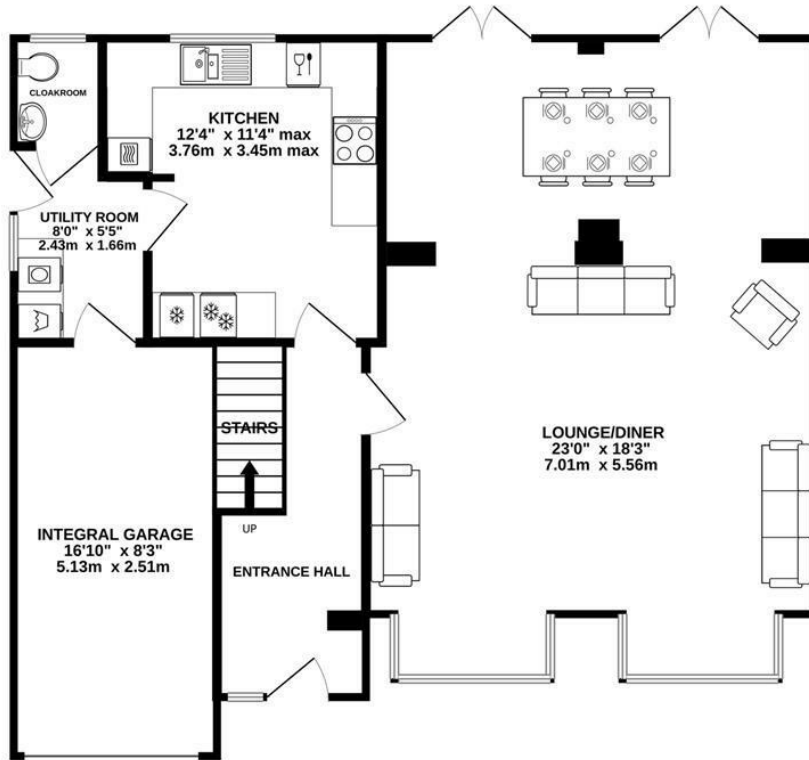
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

### Money Laundering

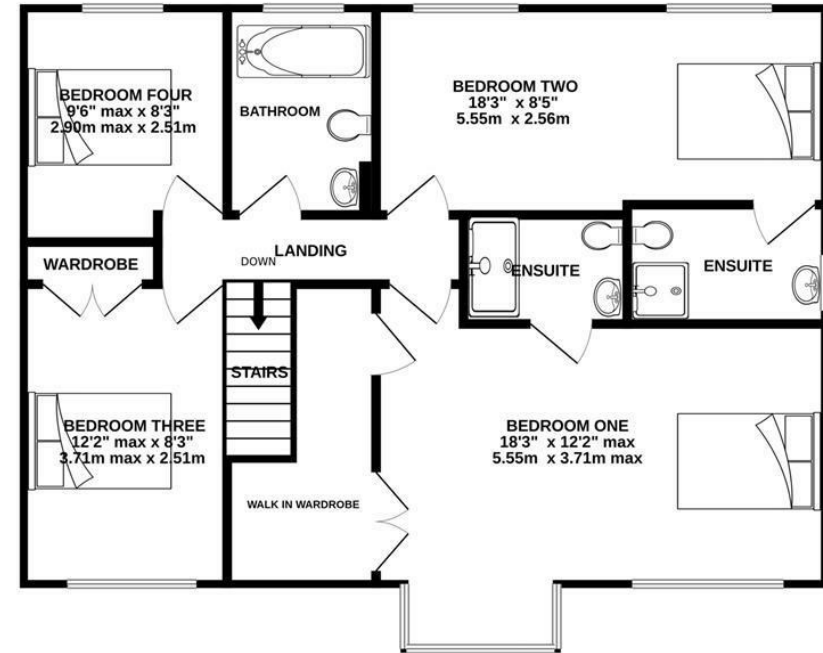
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**GROUND FLOOR**  
852 sq.ft. (79.2 sq.m.) approx.



**1ST FLOOR**  
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA : 1628 sq.ft. (151.3 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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