

£310,000

3 Bedroom Semi-Detached House for sale

9 CLITCHBURY CLOSE, COATE, SWINDON

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Overview

Looking for a home with space to spread out, a peaceful setting and your very own top-floor retreat? This beautifully presented three-bedroom home in popular Badbury Park could be just the one!

Key Features

- Three Double Bedrooms
- Walking Distance to GWH
- Easy Access to A419/M4
- Badbury Park
- Two Bathrooms and a Ground Floor WC
- Overlooking Green Space
- Driveway Parking for Two Cars













Looking for a home with space to spread out, a peaceful setting and your very own top-floor retreat? This beautifully presented three-bedroom home in popular Badbury Park could be just the one!

Tucked away at the end of a quiet cul-de-sac, overlooking open space, this lovely home offers generous accommodation across three floors. With Coate Water Country Park nearby and convenient access to the A419 and M4, it's a great choice for first-time buyers, growing families and commuters alike.

Step through the welcoming porch and into the spacious living room. There's plenty of room for a large, comfy sofa and your favourite furniture, making this an inviting spot to put your feet up after a busy day.

An inner hallway leads to the handy downstairs WC and through to the kitchen/diner at the rear. Whether you're grabbing breakfast before the school run, catching up over dinner or having friends round, this sociable space sits at the heart of everyday life. French doors open onto the garden, making it easy to take the gathering outside when the weather allows.

The generous rear garden has been landscaped with easy maintenance in mind. Artificial grass keeps mowing off the weekend to-do list, while the spacious decking provides room for outdoor dining and relaxing. Surrounding planters offer the opportunity to add your own splash of colour with flowers and shrubs.

A side gate gives access to the driveway, where there's parking for two cars-a useful touch when you're arriving home with shopping bags or little ones in tow.

On the first floor, you'll find two spacious double bedrooms. With both offering plenty of room, choosing who gets which bedroom should be a little easier! A modern family bathroom completes this floor.

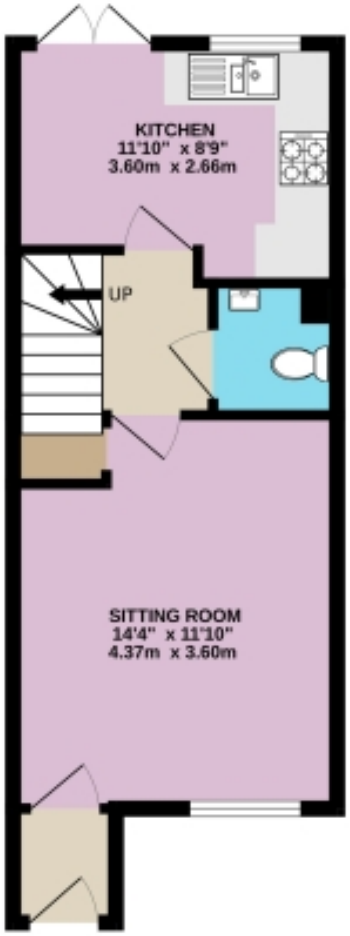
Head upstairs again and discover the main bedroom suite, occupying the top floor. A dormer window brings in natural light, while the ensuite means there's no need to join the morning bathroom queue. Set apart from the other bedrooms, it's a lovely space to unwind at the end of the day. A handy cupboard on the landing provides additional storage, with loft access available via a ceiling hatch.

The setting brings plenty to enjoy beyond the front door, too. Open space offers opportunities for a stroll, while nearby Coate Water Country Park is ideal

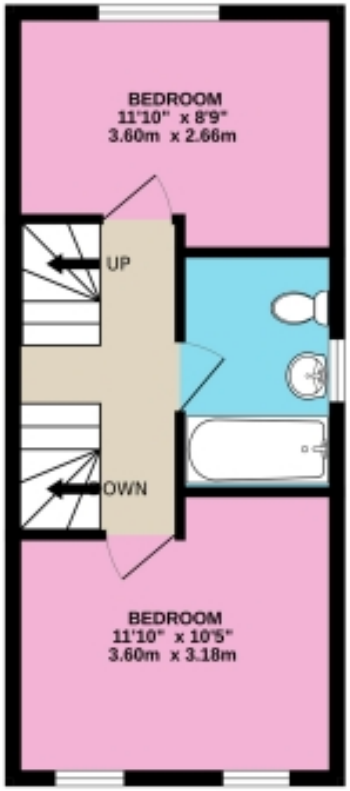
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Floorplans

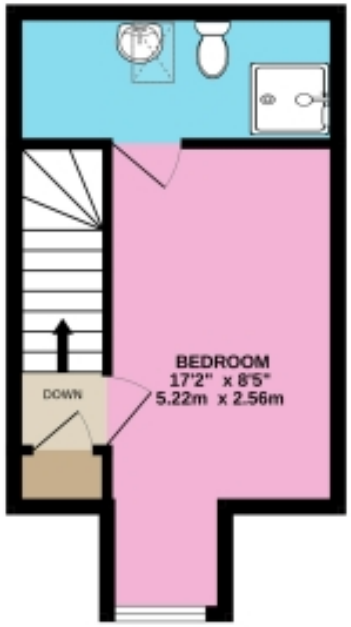
GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



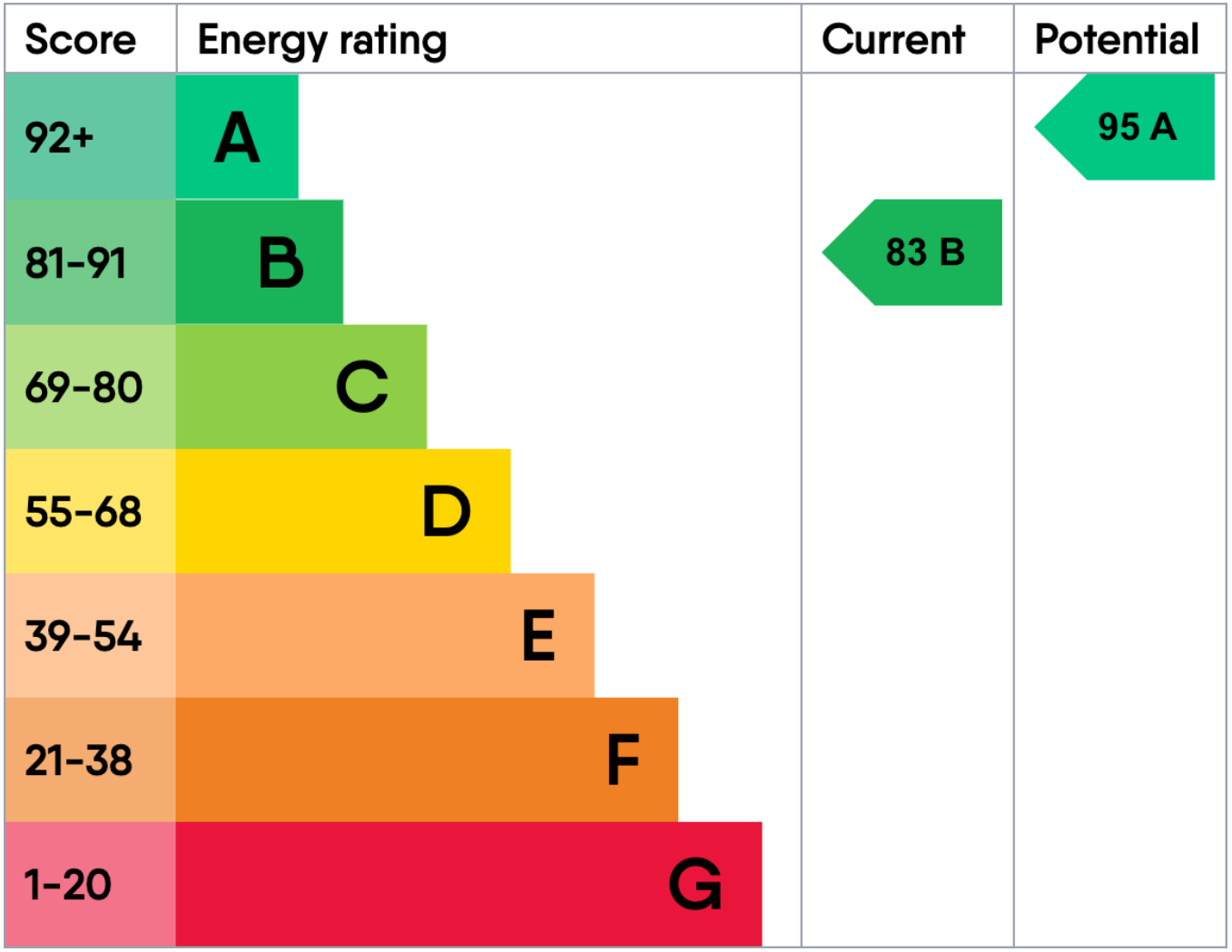
2ND FLOOR
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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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EPC


Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
83 B
95 A







Marketed by EweMove Swindon

01793 236 598 (24/7)

swindon@ewemove.com

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