



Alicia Close, Taw Hill, Swindon.

£287,500 Freehold



6 Alicia Close, Swindon, Wiltshire.

Directions

Please use the postcode SN25 1XE or call the office at any time for detailed directions from your location.

Summary

A well presented and thoughtfully laid out three bedroom home, tucked away within the ever popular Taw Hill development. Offering spacious and practical accommodation throughout, the property is ideal for modern living, with a generous living room opening onto the garden, a well proportioned kitchen/dining room, three good size bedrooms, and both a bathroom and ensuite. Outside, there is a private rear garden along with the added benefit of a garage and parking positioned conveniently adjacent to the garden, providing both practicality and flexibility for everyday use.

Step inside

The property is entered via a welcoming entrance hall with stairs rising to the first floor and access to a useful cloakroom. To the front, the kitchen/dining room offers a bright and functional space with a range of fitted units, ample worktop space, and room for a dining table, making it ideal for both everyday living and entertaining. To the rear, a spacious living room stretches across the width of the property, offering plenty of room for seating and furniture, with double doors opening directly out to the garden, creating a natural flow between inside and out. Upstairs, the first floor landing leads to three well proportioned bedrooms. The main bedroom benefits from its own ensuite shower room, whilst the remaining bedrooms are served by a family bathroom fitted with a bath, wc, and wash hand basin.

Step outside

The rear garden is enclosed and designed with ease of maintenance in mind, offering a combination of patio, gravel, and lawned areas, along with gated access. A particularly practical feature is the

garage and allocated parking, positioned just adjacent to the garden, making access simple and convenient for day to day use. To the front, the property enjoys a neat approach with a path leading to the front door.

Area insight

Taw Hill remains one of North Swindon's most popular residential areas, offering a strong sense of community along with excellent day to day amenities. The nearby village centre provides a Co-op, medical centre, pharmacy, and schooling, whilst there is easy access to wider shopping, transport links, and the town centre. The position of the property itself is particularly appealing, tucked away yet conveniently placed for everything the area has to offer.

Viewing

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

Additional services

As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

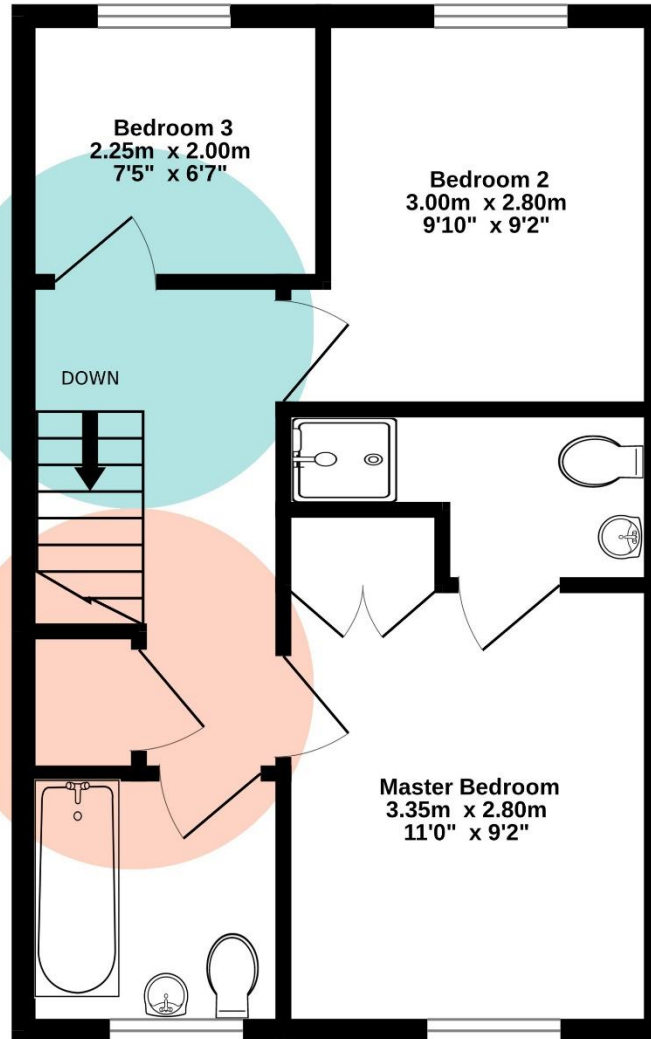
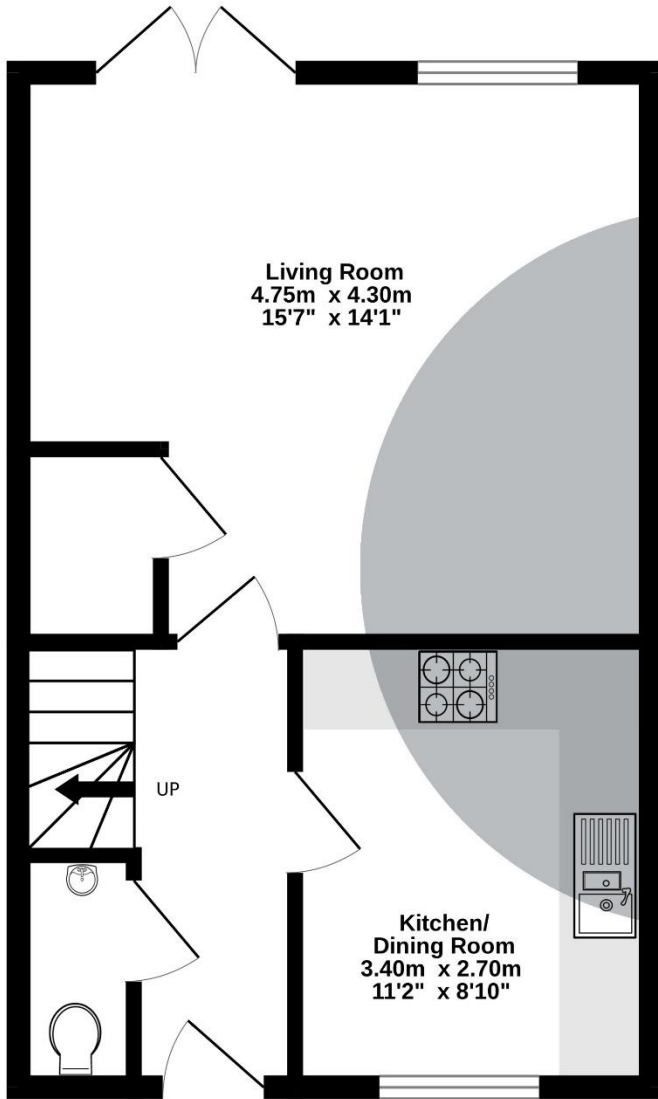
Agents Note

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



GROUND FLOOR

1ST FLOOR



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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