



The
LEE, SHAW
Partnership

Farloe House, Wombourne Road
Swindon DY3 4NF

Detached village home



Farloe House is a distinctive, modern Detached Family Home boasting 3 Double Bedrooms (1 En-Suite), built-in 2016 as part of the small, exclusive Greyhound development, fronting onto Wombourne Road in the heart of Swindon Village and is well presented and appointed, making it a move in ready property, well worth early inspection to fully appreciate its size and layout.

The Village itself offers a semi-rural vibe but is conveniently placed for Wombourne, nearby Wall Heath & Kingswinford, offering a range of amenities and St John's C of E Primary School is just a short walk along Wombourne Road.

With gas central heating, sash style UPVC double glazed windows and comprising: Reception Hall, Guest Cloakroom, stylish Kitchen with integrated appliances, rear Lounge/Dining Room with Store off, Landing, 3 Double Bedrooms (Bedroom 1 with En-Suite and Bedroom 2 & 3 with built-in wardrobe) and House Bathroom. The property is further enhanced by a good size integral Garage, Driveway parking to the front and west facing Rear Garden.

OVERALL, A GREAT MODERN FAMILY HOME IN VILLAGE LOCATION. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Reception Hall having part double glazed composite front door, laminate floor, radiator, stairs to 1st Floor, side UPVC double glazed sash window and doors to:

Guest Cloakroom with white WC, pedestal basin and splashback, tiled floor, radiator and obscure UPVC double glazed sash window.





Well appointed

Kitchen having a range of wall and base cupboards, worktops, sink and mixer tap, UPVC double glazed front sash window, radiator, tiled floor, recessed ceiling lights, Neff built-in oven, Neff gas hob with cooker hood over, integrated Neff dishwasher, tall housing with integrated Neff fridge freezer, appliance space and under cupboard lights.

Lounge/Dining Room having laminate floor, rear UPVC double glazed sash window, 2 radiators, Store (below stairs) and UPVC double glazed rear French window with centre doors to Garden.

On the 1st Floor, there is a Landing having spindle balustrade, loft access, Store and doors to:

Bedroom 1 is a through room having 2 front and 1 rear UPVC double glazed sash windows, laminate floor, 2 radiators and door to:

En-Suite having a white suite including tiled walk-in shower with sliding screen door and waterfall shower, WC, pedestal basin, part tiling, chrome ladder radiator, obscure UPVC double glazed sash window, extractor fan and recessed ceiling lights.

Bedroom 2 with UPVC double glazed sash window, radiator built-in double wardrobe and laminate floor.

Bedroom 3 with laminate floor, radiator, UPVC double glazed rear sash window and built-in double wardrobe.

House Bathroom having a white suite Including bath with tiled surround, shower over and side screen, WC, pedestal basin, part tiled walls, chrome ladder radiator, obscure UPVC double glazed side sash window, recessed ceiling lights, extractor fan and tiled floor.





Viewing is highly recommended

Integral Garage with electric up and over door, Ideal gas central heating boiler, twin power point and composite, part obscure double glazed rear pedestrian door to Garden.

Rear Garden being west facing having a paved patio with twin power point, rear tap, side path and gate to front, gently sloping lawn, corner shrub planting bed and raised planters.

Front having a tarmac driveway with block edging leading to the garage and with wrought iron rail to front.

Tenure: The property is Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band E.





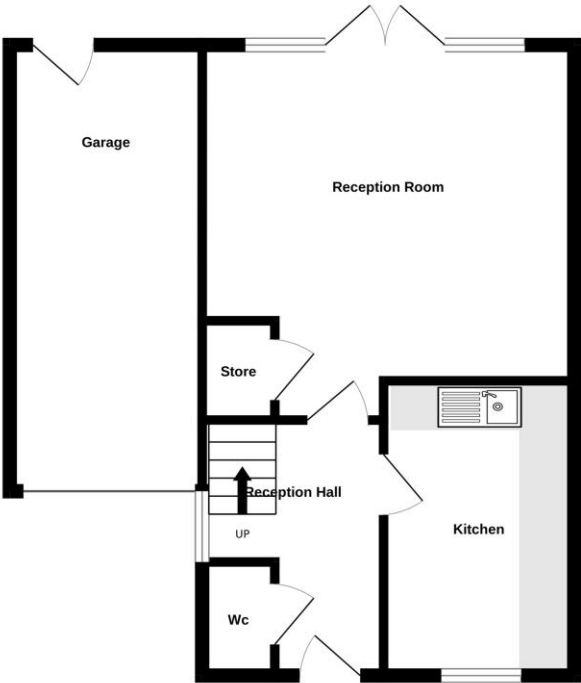
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on www.leeshaw.com/downloads/referral-fees.pdf

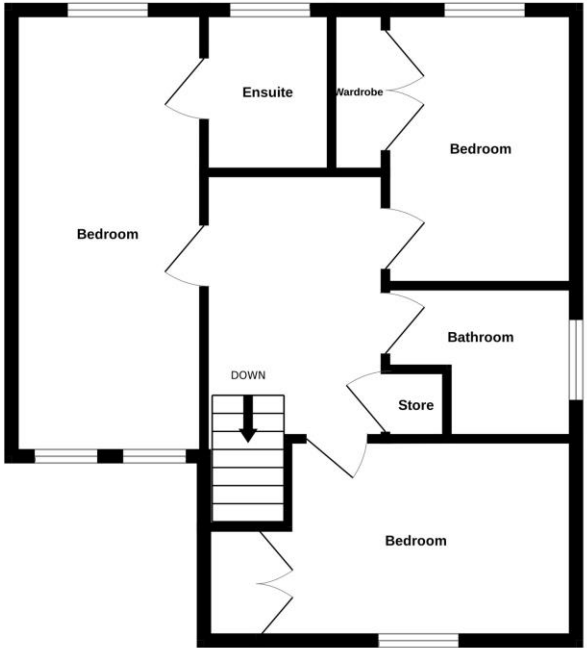


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



1st Floor



- Hall
- Guest Cloakroom
- Kitchen:
12'1" x 8' (3.69m x 2.44m)
- Lounge/Dining Room:
15'5" x 14'5" (4.72m x 4.40m)
- Landing
- Bedroom 1:
17' x 9'1" (5.18m x 2.78m)
- En-Suite:
6'10" x 4'10" (2.08m x 1.48m)
- Bedroom 2:
13'4" + ward x 8'11" (4.07m x 2.73m)
- Bedroom 3:
10'2" x 8'6" (3.12m x 2.59m)
- Bathroom:
8'6" max x 6'4" (2.59m x 1.93m)
- Garage:
17'10" x 9' (5.45m x 2.75m)

FLOOR
PLANS

Measurements are approximate. Not to scale. Illustrative purposes only
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