

16 Grosmont Drive, Toothill, Swindon, Wiltshire, SN5 8LR

Offers over £400,000









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Located in the cul-de-sac of Grosmont Drive, Toothill, west Swindon, this detached house is ideally located close to schools, a shopping complex, a host of leisure facilities, country park and the M4 motorway for commuting. Being sold with no onward chain.

The property boasts a flexible layout, featuring three reception areas, including a conservatory measuring 13'9" x 10'9", this bright and airy space also benefits from central heating, power and lighting. The modern kitchen leads through to a utility room and integral garage. In addition there is a ground floor cloakroom.

The property comprises three double bedrooms and a single bedroom, the modern bathroom is complete with a shower over the bath. The Vaillant combi boiler promises efficient heating throughout the seasons.

The location is particularly appealing, with a public open space at the end of the street, perfect for leisurely strolls or outdoor activities. Lydiard Country Park, a stunning 260-acre estate, is nearby, offering play areas for children, cafes, and a variety of public events for all ages to enjoy.

Families will appreciate the proximity to Oliver Tomkins Nursery, Infant and Junior Church of England VA School, located just 0.2 miles away, making the morning school run a breeze. Additionally, the ASDA shopping complex is a mere 0.5 miles from your doorstep, providing easy access to everyday amenities.

Description

Comprising entrance hallway, living room, dining room, conservatory, kitchen, utility, cloakroom, integral garage, three double bedrooms, one single bedroom and bathroom. The entrance hallway has stairs to the first floor and doors to the cloakroom and living room. The living room overlooks the front garden, there is an under stair open store area, doors lead to the dining room and kitchen. The dining room has patio doors leading into the conservatory which in turn has further doors out to the garden and benefits from radiator heating, lighting and power outlets. The modern kitchen overlooks the conservatory, has a handy under stair cupboard, a door leads out to the utility which in turn provides further access to the garden and an internal door to the garage. On the first floor there are three double bedrooms, two benefiting from built wardrobes. There is a further good sized single bedroom with built in cupboard. The bathroom is of a modern finish and has a shower over the bath. An airing cupboard is situated on the landing housing a Vaillant combination boiler. The attic is boarded in the middle, has a ladder and light.

Outside a block paved driveway leads to the garage and front door, a small patio is located in front of the living room window and overlooks the front garden and provides access a side gate leading to the rear garden. The rear garden has a good sized patio outside the conservatory doors, a raised patio, greenhouse and shed.

Services: We understand mains water, electricity, gas and sewage are connected to the property.

Situation

Toothill is in the heart of west Swindon, within walking distance to the west Swindon district centre and Shaw Ridge Leisure Park, offering an ASDA supermarket along with an array of shops, takeaways and salons etc, plus the vast leisure facilities, such as ice skating and a 25 meter indoor competition pool. A Sainsbury's supermarket is a short drive, also within west Swindon. There are various primary schools within close proximity, Oliver Tomkins Nursery and Infant and Oliver Tomkins Junior Church of England VA School being a moments walk away. Lydiard Park Academy is a thriving 11-18 mixed comprehensive academy located within roughly 1/2 mile walk from the property in addition there are bus services to further local secondary schools, such as Bradon Forest in nearby Purton village. Lydiard country park is a beautiful 260 acre estate, open to the public, with play areas for the children, cafes and hosting many public events for all the family.

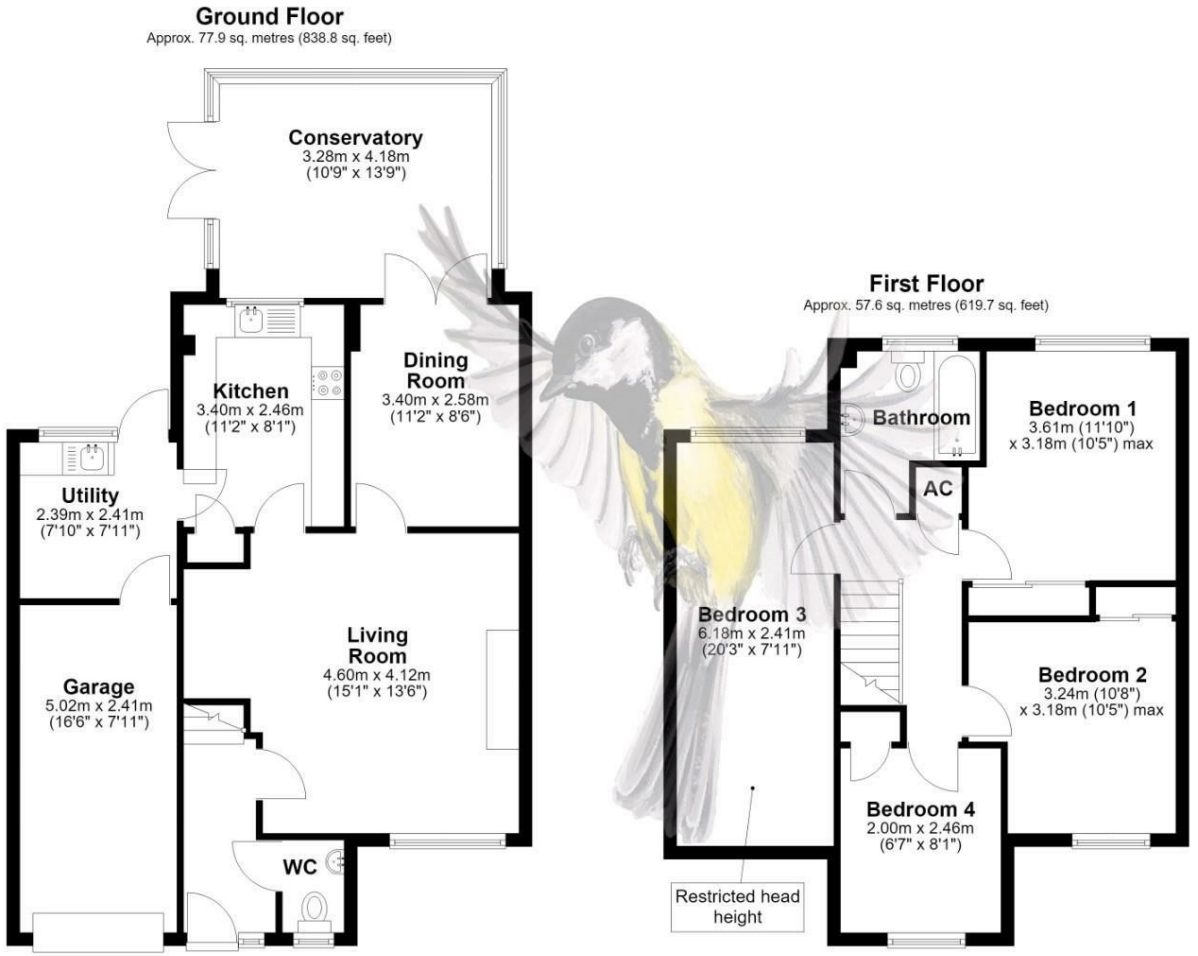
The area has great transport links, the M4 motorway access 2 miles from the property, the A419 links to the M5 Motorway. Swindon Station is approximately 3.5 miles away and trains to central London, Bath and Bristol and the West Country run on a regular timetable.



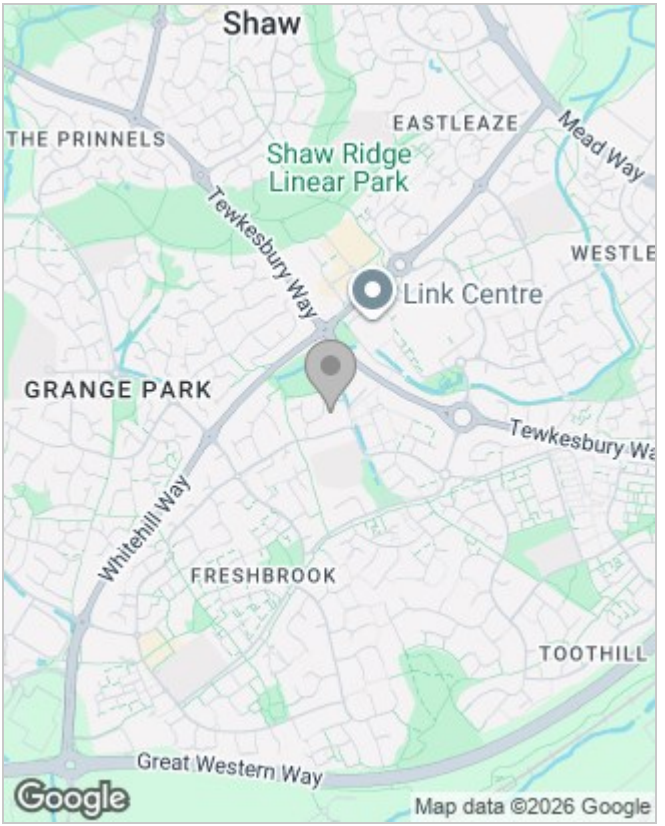




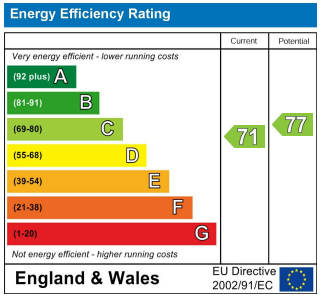
Floor Plans

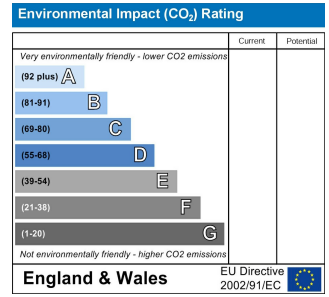


Area Map



Energy Performance Graph





White Elm Newtown, Bishopstone, Swindon, Wiltshire, SN6 8QA
Tel: 01793 228 440 **Email:** info@grantfrasertc.co.uk