



DIAMOND CRESCENT
Abbey Farm, Swindon, SN25 2SJ


PRIMARY
HOMES & LETTINGS

Diamond Crescent, Abbey Farm, Swindon SN25 2SJ

- Three Storey Detached House (Redrow Built)
- Five DOUBLE Bedrooms
- Spacious & Well Presented
- Sunny Aspect Rear Garden (South East Facing)
- Double Garage
- Driveway Parking For Several Vehicles
- 23ft Kitchen/Diner
- Downstairs Cloakroom & Utility Room
- Two Reception Rooms
- Sought After Location

Price £675,000



Primary Homes & Lettings are pleased to present this substantial and beautifully maintained Redrow built five DOUBLE bedroom detached house, this impressive home offers spacious and versatile accommodation arranged over three floors. Located in the highly desirable Abbey Farm development perfectly positioned for convenient access to local amenities, reputable schools, and excellent transport links such as the A419. The ground floor accommodation comprises of entrance hallway, living room, study, cloakroom, kitchen/diner and utility room. To the first floor is the master bedroom (with en-suite shower) two further bedrooms and family bathroom. Bedrooms two and five and shower room are situated on the second floor. Property also benefits from a sunny aspect rear garden, double garage, driveway parking for several vehicles and gas central heating. An early viewing is highly recommended.

Entrance Hallway

Stairs to first floor. Understairs cupboard. Radiator.

Cloakroom

Obscured uPVC window to side elevation. White suite comprising of wash hand basin and low level W.C. Tiled flooring. Inset ceiling lights. Radiator.

Study

uPVC window to front elevation. Radiator.

Living Room

uPVC window to front elevation. Radiator.

Kitchen/Diner

uPVC windows and French doors to rear garden. Wall and base units with worktops over. Stainless steel double sink and drainer. Built in double oven. Five burner gas hob with triple extractor hood over. Integral double fridge/freezer and dishwasher. Tiled flooring. Inset ceiling lights. Radiator.

Utility Room

uPVC window to side elevation. Door to rear garden. Wall and base units with worktops over. Stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer. Extractor fan. Tiled flooring. Inset ceiling lights. Radiator.

Landing

uPVC window to front elevation. Stairs to second floor. Airing cupboard. Radiator.

Bedroom One

uPVC window to front elevation. Range of built in wardrobes. Inset ceiling lights. Two radiators.

En-Suite

Obscured uPVC window to rear elevation. White suite comprising of walk in shower, two wash hand basins and low level W.C. Extractor fan. Shaving point. Part tiled walls. Tiled flooring. Inset ceiling lights. Heated towel rail.

Bedroom Three

uPVC window to rear elevation. Radiator.

Bedroom Four

uPVC window to front elevation. Radiator.

Bathroom

Obscured uPVC window to rear elevation. White suite comprising of panelled bath with shower over, wash hand basin and low level W.C. Extractor fan. Shaving point. Part tiled walls. Tiled flooring. Inset ceiling lights. Heated towel rail.

Landing

Velux window to rear elevation. Radiator.

Bedroom Two

Two Velux windows to rear elevation. Storage cupboard. Loft access. Radiator.

Bedroom Five

uPVC window to front elevation. Radiator.

Shower Room

White suite comprising of built in shower, wash hand basin and low level W.C. Extractor fan. Shaving point. Part tiled walls. Tiled flooring. Inset ceiling lights. Heated towel rail.

Front

Driveway parking for several vehicles. Laid to lawn with mature hedging. Path leading to storm porch. Gated access to rear garden. Outside light.

Rear Garden

South East facing. Enclosed by timber fencing. Mostly laid to lawn with paved patio. Gated access to parking and front. Outside tap and light.

Double Garage

Up and over garage door. Eaves storage. Light and power.

Notes

Property is 8 years old with 2 years remaining on NHBC.

Tenure

We are advised that this property is freehold; however, prospective buyers should verify this information with their solicitor or legal representative.

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

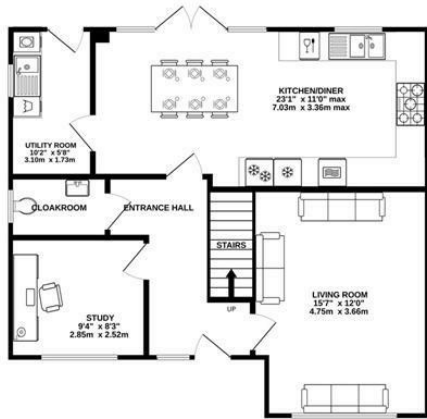
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering

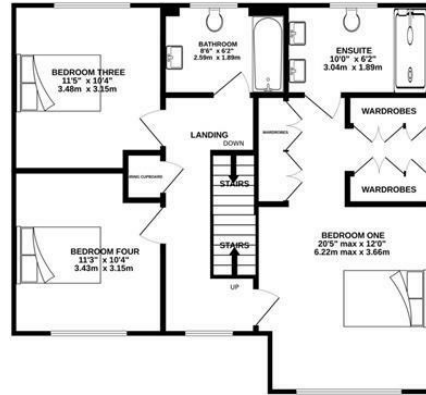
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



2ND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



DOUBLE GARAGE
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 2196 sq.ft. (204.0 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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