



THREE SISTERS ROAD

Wanborough, Swindon, SN4 0EL

**Three Sisters Road,
Wanborough, Swindon SN4
OEL**

- EXTENDED Detached House
- Four DOUBLE Bedrooms
- 23ft Open Plan Kitchen/Diner/Living
- Three Reception Rooms
- Two En-Suites
- Private Rear Garden
- Driveway Parking For Two Vehicles
- Immaculate Condition
- Excellent Location

Guide Price £675,000



*** GUIDE PRICE £675,000 - £700,000 *** This exceptional four DOUBLE bedroom detached family home is situated in the highly desirable village of Wanborough and has been extensively EXTENDED and modernised by the current owners to create a beautifully presented and versatile living space. Finished to a high standard throughout, the accommodation offers generous proportions and a thoughtful layout ideally suited to modern family living. The ground floor comprises an entrance porch, hallway, cloakroom, family room, spacious living room, impressive open plan kitchen/dining/family area and an office. To the first floor, the property features a master bedroom (with en-suite shower), bedroom two (with en-suite shower), two further bedrooms and a family bathroom. Externally, the property benefits from driveway parking for two vehicles, a private and enclosed rear garden, valuable storage space retained from the converted garage and gas central heating. An early viewing is highly recommended.

Entrance Porch

uPVC windows to front and side elevation. Tiled flooring. uPVC door to hallway.

Hallway

uPVC window to front elevation. Stairs to first floor. Wood flooring. Inset ceiling lights. Radiator.

Cloakroom

White suite comprising of wash hand basin and low level W.C. Part tiled walls. Tiled flooring. Inset ceiling lights. Radiator.

Family Room

uPVC bay window to front elevation. Inset ceiling lights. Radiator.

Living Room

Aluminium doors and windows to rear elevation. Velux window to rear elevation. Gas fireplace with stone surround. Inset ceilings. Radiator.

Kitchen/Diner

Aluminium bi-fold, double doors and windows to rear garden. Wall and base units with Quartz worktops over. Breakfast bar. Built in sink, half bowl with Quartz drainer. Built in double oven. Induction hob with extractor hood over. Integral dishwasher, fridge and freezer (full length). Wood flooring. Inset ceiling lights. Three radiators.

Office

uPVC window to side elevation. Built in utility room with space and plumbing for washing machine and tumble dryer. Wood flooring. Inset ceiling lights. Radiator. Door to storage.

Storage

Up and over garage door. Light and power. Door to office.

Landing

Loft access. Airing cupboard. Inset ceiling lights.

Bedroom One

Two uPVC windows to front elevation. Built in cupboard. Inset ceiling lights. Two radiators.

En-Suite

Obscured uPVC window to side elevation. White suite comprising of double walk in shower, vanity unit with built in wash hand basin and low level W.C. Extractor fan. Shaving point. Part tiled walls. Tiled flooring. Inset ceiling lights. Heated towel rail.

Bedroom Two

uPVC window to rear elevation. Two double built in wardrobes. Inset ceiling lights. Radiator.

En-Suite

Obscured uPVC window to side elevation. White suite comprising of built in shower, wash hand basin with cupboard under and built in low level W.C. Extractor fan. Part tiled walls. Tiled flooring. Inset ceiling lights. Radiator.

Bedroom Three

Two uPVC windows to rear elevation. Range of built in wardrobes. Inset ceiling lights. Radiator.

Bedroom Four

uPVC window to front elevation. Built in wardrobe. Inset ceiling lights. Radiator.

Bathroom

White suite comprising of panelled bath with shower over, vanity unit with built in wash hand basin and low level W.C. Extractor fan. Shaving point. Part tiled walls. Tiled flooring. Inset ceiling lights. Radiator.

Front

Driveway parking for two vehicles. Laid to lawn with mature hedging and shrub borders. Two EV charging points. Gated access to rear garden. Outside light.

Rear Garden

Enclosed by timber fencing. Mostly laid to lawn with mature hedging and shrub borders. Paved patio to the rear of the garden. Gated access to the front. Outside lights.

Location

Wanborough is located approximately two miles to the south east of Swindon and is highly accessible to J15 of the M4 motorway as well as the A419 giving swift access to Cirencester, The Cotswolds and beyond. Swindon mainline station serves Bristol and Paddington. Wanborough enjoys a well regarded Primary School (pupils progress to The Ridgeway Comprehensive School with a sixth form at Wroughton), Village Hall, Doctors' Surgery with Dispensary, excellent sporting facilities at Hoopers Field, five Public Houses and an historic Church.

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

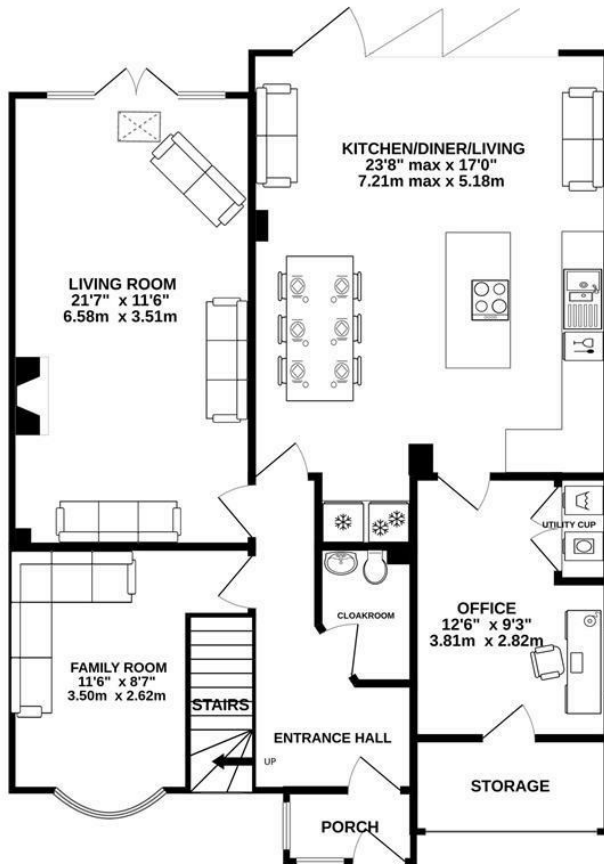
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering

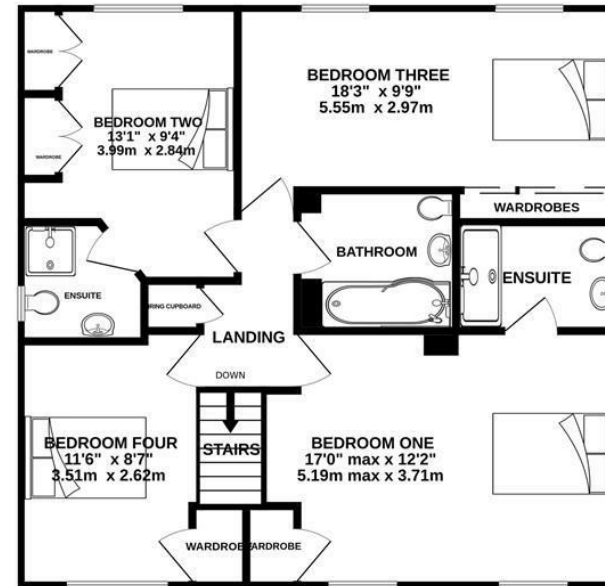
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
1018 sq.ft. (94.5 sq.m.) approx.



1ST FLOOR
785 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA : 1803 sq.ft. (167.5 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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