



**WINLAW CLOSE**  
Shaw, Swindon, SN5 5WX

  
**PRIMARY**  
HOMES & LETTINGS

## Winlaw Close, Shaw, Swindon SN5 5WX

- COMPLETED CHAIN
- EXTENDED Semi Detached House
- Three DOUBLE Bedrooms
- 16ft Garage
- Driveway Parking For Several Vehicles
- Good Size Rear Garden
- Two Reception Rooms
- Kitchen/Breakfast
- En-Suite Shower To Master
- Good Location

**Guide Price £290,000**



\*\*\* GUIDE PRICE £290,000 - £300,000 \*\*\* COMPLETED CHAIN  
\*\*\* We are pleased to offer this EXTENDED three bedroom semi detached house located in the popular area of Shaw, within easy access to all local amenities, schools and transport links such as the M4 motorway. The accommodation comprises of entrance porch, living room, kitchen/breakfast, dining room, master bedroom (with en-suite shower), two further bedrooms and bathroom. Property also benefits from a garage, driveway parking for several vehicles and an enclosed rear garden. An early viewing is highly recommended.

#### **Entrance Porch**

Obscured uPVC window to side elevation. Door to hallway.

#### **Hallway**

Stairs to first floor. Radiator.

#### **Living Room**

uPVC window to front elevation. Understairs cupboard. Electric fireplace with mantle over. Laminate flooring. Radiator.

#### **Kitchen/Breakfast**

Double doors and window to dining room. Matching wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Built in double oven. Induction hob with extractor hood over. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. LVT flooring. Radiator.

#### **Dining Room**

uPVC patio doors to rear garden. uPVC windows to rear and side elevation. Two Velux windows. Radiator.

#### **Landing**

Loft access. (fully boarded with light).

#### **Bedroom One**

uPVC window to front elevation. Range of built in wardrobes. Laminate flooring. Radiator.

#### **En-Suite Shower**

White suite comprising of built in shower and vanity unit with built in wash hand basin. Extractor. Shaving light. Part tiled walls.

#### **Bedroom Two**

uPVC window to front and rear elevation. Loft access (partly boarded). Radiator.

#### **Bedroom Three**

uPVC window to rear elevation. Radiator.

#### **Bathroom**

Obscured uPVC window to rear elevation. White suite comprising of panelled bath with electric shower over, pedestal wash hand basin and low level W.C. Extractor fan. Shaving point. Part tiled walls. Vinyl flooring. Radiator.

#### **Garage**

Up and over garage door. Door to rear garden. Light and power.

#### **Front**

Driveway parking for several vehicles. Outside light.

#### **Rear Garden**

Enclosed by timber fencing. Large gravelled area with raised decking area. Path leading to AstroTurf and timber sheds. Pedestrian access to garage. Outside light and tap.

#### **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**

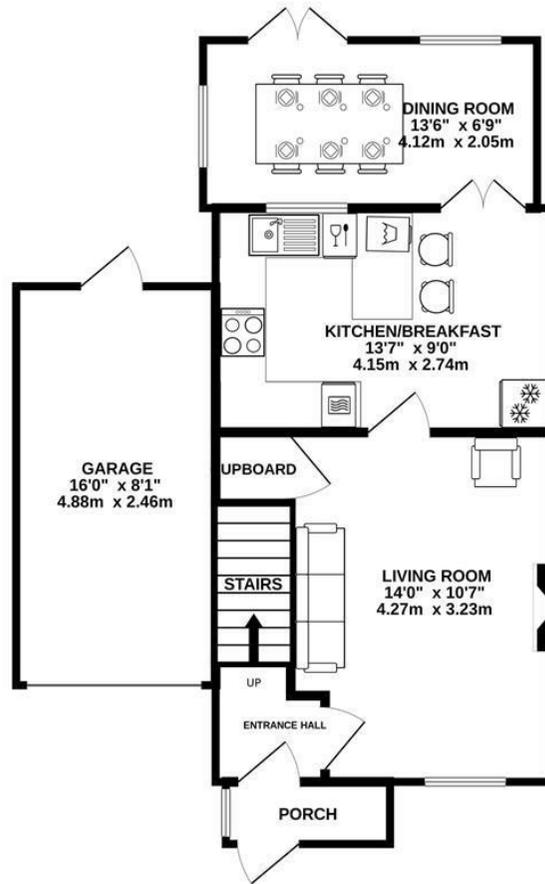
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

#### **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  
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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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