



£315,000

3 Bedroom Semi-Detached House for sale
16 Alicia Close, Swindon



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SALES AND LETTINGS



Overview

An Immaculately presented Three Bedroom home in an enviable position, looking out onto an open green area. Perfectly located withing walking distance of local schools, shops and amenities.



Key Features

- Three Bedroom Semi-Detached Home
- Two Reception Rooms
- Popular Location, Close to Shops, Schools, Parks and Amenities
- Garage and Parking
- Landscaped Garden
- West Facing Garden





The property is located just off Thamesdown Drive, on a quiet, no-through road, in Haydon End, and is within walking distance of The Orbital Shopping Centre as well as excellent local schools, shops, parks, and other amenities. Perfectly positioned with a green open space to the front which offers privacy and a lovely outlook.

Stepping through the front door, you can instantly see the love and care that has been poured into the property, with one owner since the property was built around 17 years ago. The hallway is wide and welcoming and connects the ground floor living space. There is a handy cloakroom with WC and basin.

To the left of the hallway, the living room is bright and spacious with plenty of natural light flowing into the room, thanks to the two uPVC windows to the front and side aspect, and double french patio doors that open up onto the rear garden beyond. There is plenty of room for a couple of sofas and other free-standing furniture and an electric fire that is a wonderful addition and a nice focal point in the room.

The kitchen is located at the rear of the property and has a good selection of cupboards and drawers above and below the worktop space. There is an Integral dishwasher, built-in single oven with a gas hob and extractor hood above, and space and plumbing for a washing machine and American-style fridge/freezer. The full-height storage cupboard provides generous additional space for storing household essential items.

To the front of the ground floor, there is an additional reception room that the current owners use as their formal dining room.

Taking the stairs to the first floor, you will find the three bedrooms and the family bathroom.

The master bedroom is a generous size, and has two double built-in storage and a good size ensuite, with WC, basin, and a shower.

The further two bedrooms are small doubles / comfortable single sizes, with bedroom 2 also benefitting from having built-in wardrobes.

The family bathroom comprises a WC, basin, and a bath with a shower fitting above.

The garden is located to the side aspect of the property and has been perfectly



Floorplans

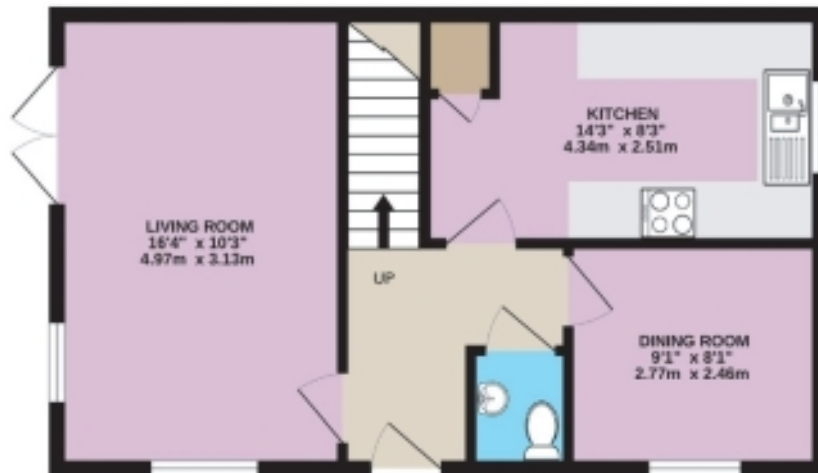


Alicia Close, Swindon, SN25

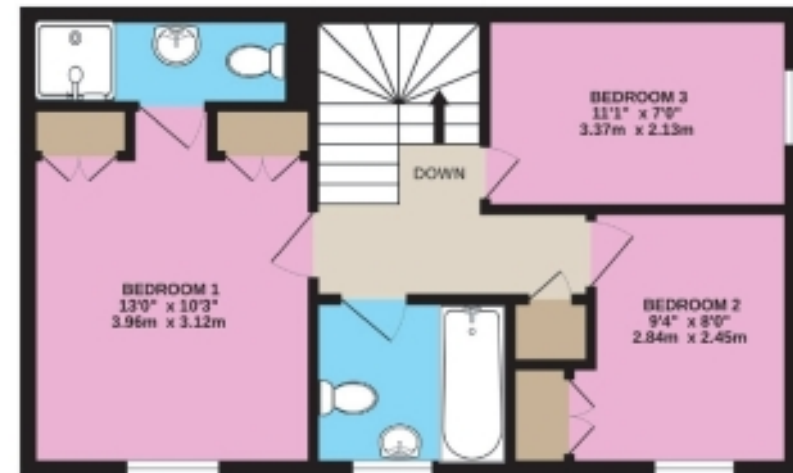
APPROX. GROSS INTERNAL FLOOR AREA 894 SQ FT 83.0 SQ METRES

GARAGE AREA 144 SQ FT 13.4 SQ METRES

TOTAL AREA 1038 SQ FT 96.4 SQ METRES



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Swindon

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