



**30 Magdalene Close, SN3 4FR**

Offers Over **£325,000**



Discover the perfect family haven! This beautifully presented three-bedroom semi-detached home, built in 2021, offers spacious and contemporary living in a quiet cul-de-sac within the highly desirable village of South Marston. Designed with growing families in mind, this home is finished to an impressive standard throughout, providing comfortable and stylish spaces for everyone to enjoy. With a superb en-suite to the principal bedroom and a well-appointed family bathroom, it's ready for your family to move straight in and thrive.

- South/West Facing Garden
- Two Parking Spaces
- 2021 Build
- W.C Downstairs
- Master Bedroom with En Suite
- White goods included
- Private Garden
- Sought After Area

**Bedrooms: 3 | Bathrooms: 2 | Receptions: 1**

**Property Type:** Semi Detached House

**Council Tax Band:** C

**Tenure:** Freehold

**Room Sizes:**

Kitchen/Diner: 4.57m x 2.81m

Lounge: 4.58m x 5.34m

Master Bedroom: 2.53m x 3.75m

Bedroom Two: 2.54m x 3.07m

Bedroom Three: 1.92m x 2.62m

Bathroom: 1.93m x 1.44m



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The heart of this home is truly the spacious kitchen/diner – a fantastic hub for family meals, homework, and entertaining guests. The modern kitchen features integrated appliances, generous worktop and storage space, and French doors that seamlessly open onto the South/West facing garden, creating a bright and sociable atmosphere. White goods are also included to simplify your move!

The ground floor also boasts a welcoming entrance hall and a large, front-facing lounge with large window, offering an ideal bright space for family relaxation and playtime. A convenient downstairs W.C. adds practicality for busy family life.

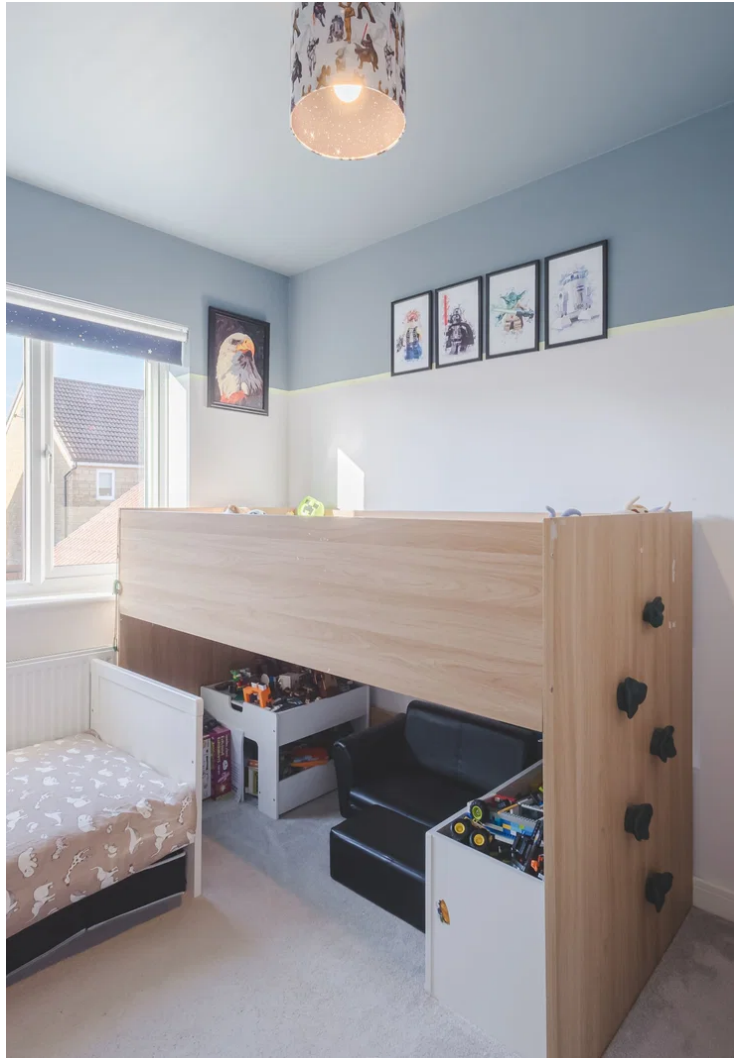
Upstairs, you'll find three well-proportioned bedrooms, providing ample space for everyone. The master bedroom with en-suite is needed as children get older, bedrooms two and three are versatile and generously sized, perfect for children of all ages or even a dedicated home office or play area. The family bathroom, featuring a bath, separate shower, basin, and WC, caters to all your family's needs.

Outside, the delightful South/West facing garden provides a lovely safe space for children to play and for family barbecues, while two allocated parking spaces offer everyday convenience. This home is ideally located close to excellent local schools and amenities, ensuring that everything your family needs is within easy reach. Plus, with the reassurance of a remaining NHBC warranty, you can enjoy peace of mind in your new family home.

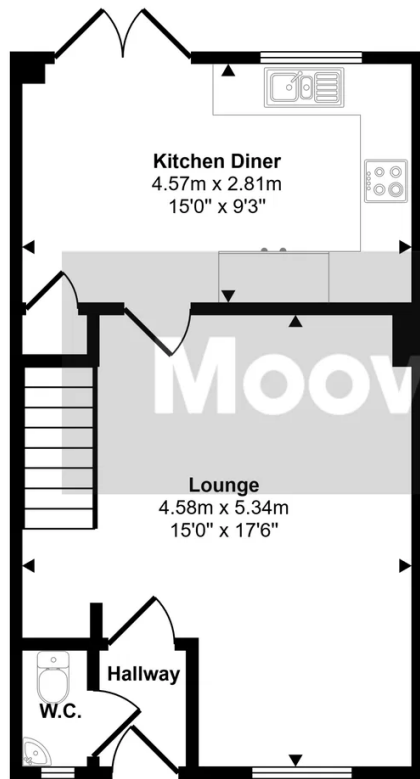
This is a truly superb property offering a fantastic family lifestyle in a sought-after location. We encourage a viewing to fully appreciate all that this wonderful home has to offer your family.

The estate has a charge of £291.86p a year for roads etc.

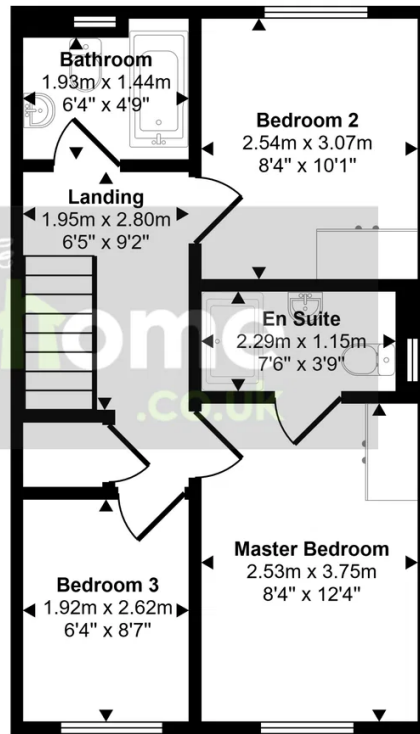




Approx Gross Internal Area  
77 sq m / 825 sq ft



Ground Floor  
Approx 38 sq m / 413 sq ft



First Floor  
Approx 38 sq m / 412 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Moovahome

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