



Minerva Heights, Blunsdon, Swindon, SN26 8AB

£450,000
(Subject to Contract)

Hanley's

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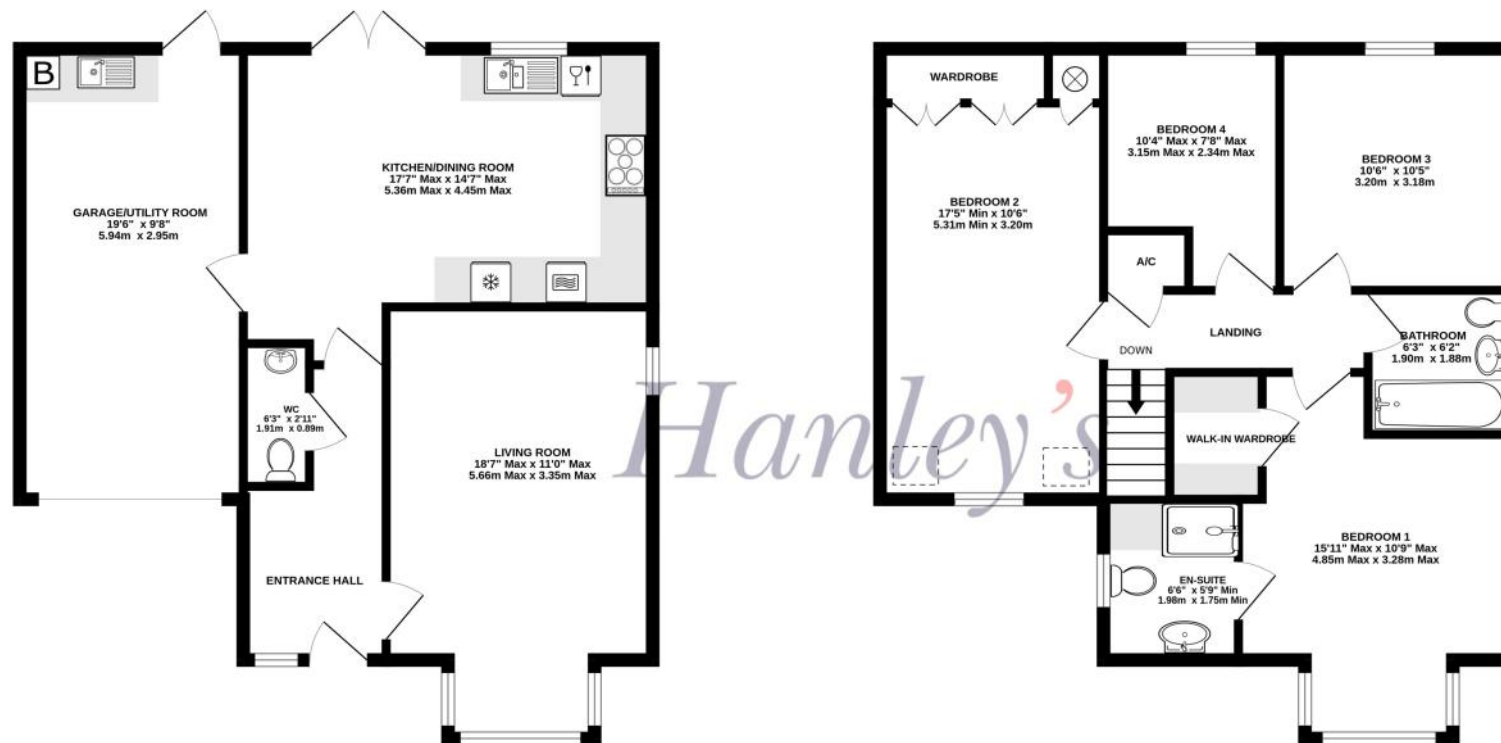
A beautifully presented four-bedroom detached house set within the popular village of Blunsdon, offering modern and well-appointed accommodation. Built in 2018 and still benefiting from the remainder of the NHBC certificate, this is a home designed for easy, enjoyable living. The light entrance hall leads to the cloakroom and a warm, inviting living room with a bay window that fills the space with natural light. The contemporary kitchen/dining room is ideal for everyday family life and relaxed entertaining, featuring a stylish fitted kitchen with double oven, warming tray, dishwasher and induction hob, along with French doors that open directly onto the rear garden. A door from the kitchen leads into the integral garage and utility area, providing practical space with power, light, plumbing and a personal door to the garden. To the first floor the landing includes an airing cupboard and leads to a beautifully finished family bathroom with bath and rainfall shower over. All four bedrooms are generously sized, with the main bedroom enjoying a walk-in wardrobe and en-suite shower room, and bedroom two offering fitted wardrobes. Further benefits include gas radiator central heating and double glazing. Outside, the block-paved driveway leads to the garage, while gated side access opens into the attractive rear garden, thoughtfully landscaped with a lawned area, large patio for outdoor dining throughout the day and colourful, well-stocked borders that bring the space to life. Electric power sockets, a water tap and external lighting to the rear and side make the garden both practical and enjoyable throughout the year.

Blunsdon is a popular village on the northern edge of Swindon with amenities that include a local primary school, hotel with leisure facilities, public houses, village shop/café, village hall and St Leonards church. Excellent road access is available to the A419 and M4 (Junction 15), while Swindon mainline railway station is approximately 4 miles away, providing regular services to London Paddington.

Council Tax Band: E. EPC Rating: B 83.



DISCLAIMER. These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plan measurements and distances are approximate only. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



TOTAL FLOOR AREA : 1356 sq.ft. (126.0 sq.m.) approx.



Hanley's Estate Agents
25 High Street, Highworth, SN6 7AG
Tel: 01793 762005 mail@hanleys.co.uk

