



£375,000

4 Bedroom Detached House for sale  
13 Kirktonhill Road Westlea, Westlea, Swindon





## Overview

Looking for a family home you can truly make your own? This four-bedroom detached home, tucked away in a quiet cul-de-sac in the ever-popular Westlea area of West Swindon, offers the perfect opportunity to add your own style and create a fantastic long-term home.



## Key Features

- Four Bedroom Family Home
- Private, Quiet Location
- NO CHAIN
- Ideal Location for Families
- Walking Distance to Westmead Shopping, The Link Centre and Shaw Ridge Leisure Park
- Excellent Commuter Links





While some modernisation is required, this has been reflected in the asking price, making it an exciting prospect for buyers wanting to put their own stamp on a spacious detached property in a sought-after location.

Step inside and you'll find a welcoming 16ft living room with a beautiful bay window, flooding the space with natural light and creating the perfect setting for relaxing with family or entertaining friends.

To the rear of the property, the kitchen, dining area and utility room span the full width of the house, offering fantastic potential to create a stunning open-plan family space, subject to your own vision. The home also benefits from an integral single garage, providing additional storage or parking.

Upstairs, there are four well-proportioned bedrooms, making this an ideal home for growing families. The generous principal bedroom enjoys built-in wardrobes and its own en-suite shower room, while the remaining bedrooms are all of a good size and are served by the family bathroom.

Location is another real highlight. Westlea remains one of West Swindon's most popular family neighbourhoods, with highly regarded local schools, shops and everyday amenities all close by. Westmead Shopping Centre is just a short walk away, while The Link Centre offers excellent leisure facilities including swimming, ice skating and a gym. Shaw Ridge Leisure Park is also within easy reach, providing a great selection of restaurants, a cinema and further entertainment options.

Offered to the market with no onward chain, this is a rare opportunity to secure a spacious detached family home in a superb location and transform it into something truly special.

## Hall

## Living Room

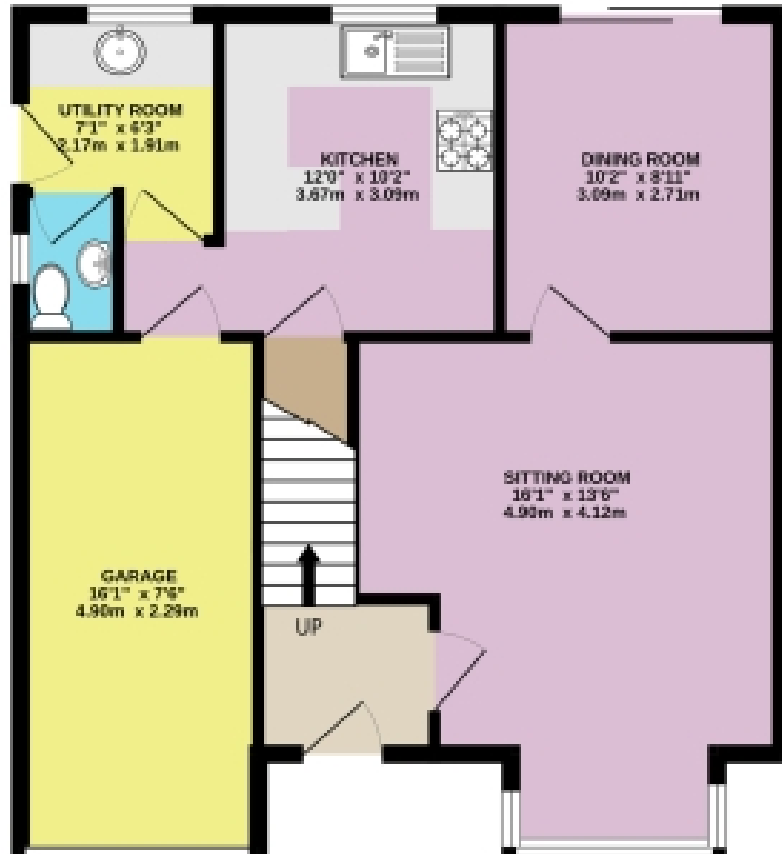
16' 0" x 13' 6" (4.90m x 4.12m)

## Kitchen

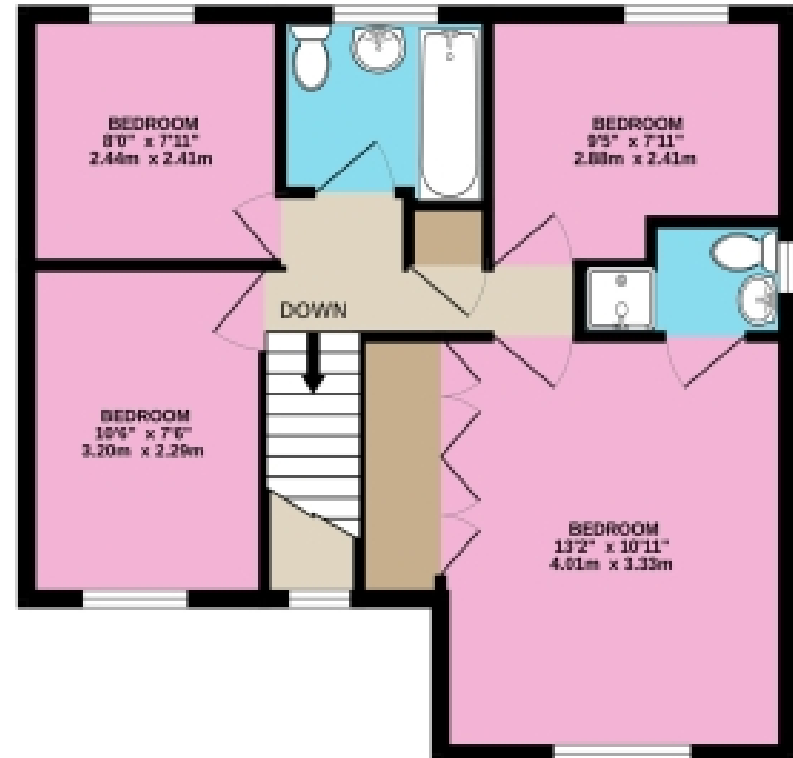
12' 0" x 10' 1" (3.67m x 3.09m)

# Floorplans

**GROUND FLOOR**  
600 sq.ft. (55.8 sq.m.) approx.



**1ST FLOOR**  
495 sq.ft. (46.0 sq.m.) approx.



**TOTAL FLOOR AREA: 1096 sq.ft. (101.8 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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# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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