

7 Greycing Street, Swindon, Wiltshire, SN25 4EG

Guide price £325,000









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Located a stones throw from the A419 junction is this upgraded property, built in 2016. The current owners have made improvements including a garage conversion complete with bar area.

There is a spacious kitchen diner with island unit, ideal for family meals and entertaining guests. The separate living room provides a cosy retreat, while the garage conversion has been thoughtfully transformed into a versatile reception room, complete with bi-fold doors that seamlessly connect to the generous and low-maintenance garden. The two patios and astroturf make the outdoor space perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

The first bedroom features an en-suite, providing a private sanctuary for relaxation. The family bathroom is equipped with a shower over the bath, catering to all your bathing needs.

For those with vehicles, the property includes a tandem driveway, ensuring ample parking space. The location is particularly advantageous, with a Co-op and a local pub just a short stroll away, making daily errands and social outings convenient. Families will appreciate the proximity to Abbey Farm Educate Together Primary School, located a mere 0.2 miles from the home. Additionally, the A419 junction is only 0.5 miles away, providing easy access to surrounding areas.

Description

Comprising entrance hall, cloakroom, living room, kitchen diner, three bedrooms, bathroom, en-suite and converted garage to reception. The entrance hallway has stairs to the first floor, doors lead into the cloakroom and living room. Concealed pocket doors lead connect the living room to the the kitchen. The kitchen has a central island unit, space for a dining table, has a handy under stair cupboard and french doors to the garden. On the first floor bedroom one has a built in double wardrobe and en-suite shower room. There is a further double bedroom and one single bedroom. The bathroom benefits from a shower over the bath.

Outside there is a tandem driveway, gated side access, two patios, astroturf lawn, converted garage to reception room ideal for a games room/bar room, home office or additional reception room.

Services: Mains drainage, gas, electricity and water.

Situation

North Swindon offers many supermarkets, a David Lloyd gym is within walking distance and the Cotswold Water park with a plethora of outdoor pursuits, is a short drive away. The Orbital shopping centre has a variety of clothes and homeware shops, barbers and restaurants. You are never far away from handy rows of convenience shops, as they are dotted around and about such as St. Andrews Ridge, Greenmeadow, Taw Hill and Rodbourne Cheney as some examples. Doctors, dentist and hairdressers are also available within the immediate area. The town centre is a drive away, the train station offering links to London, Bath and Bristol to name a few. There are a variety of primary and secondary schools located close by, along with much green public open space along with children's play parks. Access to the A419 and in turn the M4 and M5 motorways are within 0.5 miles of the property.







Floor Plans

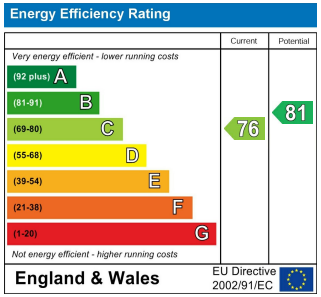


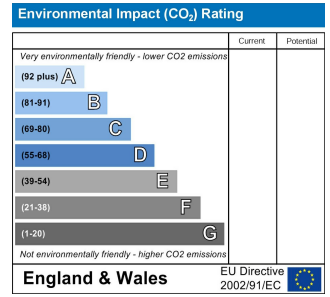
Total area: approx. 90.8 sq. metres (977.7 sq. feet)

Area Map



Energy Performance Graph





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