



33 Melford Walk, Nythe, Swindon, SN3 3RL

Offers Over £370,000 Freehold





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**\*\*New Instruction\*\*** THIS BEAUTIFULLY PRESENTED END OF TERRACE HOUSE HAS BEEN SIGNIFICANTLY EXTENDED AND MUCH IMPROVED BY THE CURRENT OWNERS OVER THE YEARS AND OFFERS SPACIOUS FAMILY ACCOMMODATION. SITUATED IN A SOUGHT-AFTER CUL DE SAC IN STRATTON, THE PROPERTY OVERLOOKS A PLEASANT GREEN AREA. TO THE GROUND FLOOR THERE ARE TWO RECEPTION ROOMS, A CONSERVATORY, A WELL APPOINTED KITCHEN WITH A RANGE OF MODERN GLOSS UNITS AND A CLOAKROOM. THE FIRST FLOOR OFFERS A MASTER BEDROOM WITH A RANGE OF BUILT IN WARDROBES AND AN ENSUITE SHOWER/WET ROOM WITH WC, BASIN AND AN OPEN WALK-IN SHOWER. THERE ARE THREE FURTHER BEDROOMS AND A FAMILY BATHROOM. THE DELIGHTFUL REAR GARDEN ENJOYS A GOOD DEAL OF PRIVACY AND IS WELL STOCKED WITH VARIOUS TREES, SHRUBS AND FLOWER BORDERS. THERE IS AN AREA OF LAWN, A SEATING AREA, A PATIO/SUN TERRACE AND A SIDE DOOR TO THE SINGLE GARAGE. THE GARAGE HAS LIGHT AND POWER AND AN ELECTRIC ROLLER DOOR. A DRIVEWAY/PARKING SPACE IS SITUATED TO THE REAR. TO THE FRONT THERE ARE FURTHER DELIGHTFUL GARDENS AND VISITOR PARKING SPACES.

DON'T MISS THE CHANCE OF MAKING THIS LOVELY HOUSE YOUR NEW HOME!

## Situation

Melford Walk is a small quiet cul-de-sac in the popular location of Stratton. Stratton has its own range of local amenities and is well situated for good primary and secondary schools. Greenbridge Retail Park is approximately one mile distant where there are further shopping and leisure facilities. Swindon town centre's railway station gives access to London Paddington in under an hour and Junction 15 and 16 of the M4, A419 and A420 are close by.

- EXTENDED END OF TERRACE
- FOUR BEDROOMS
- ENSUITE-WET ROOM
- GARAGE
- CONSERVATORY
- TWO RECEPTION ROOMS
- CLOAKROOM
- DELIGHTFUL GARDEN
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING

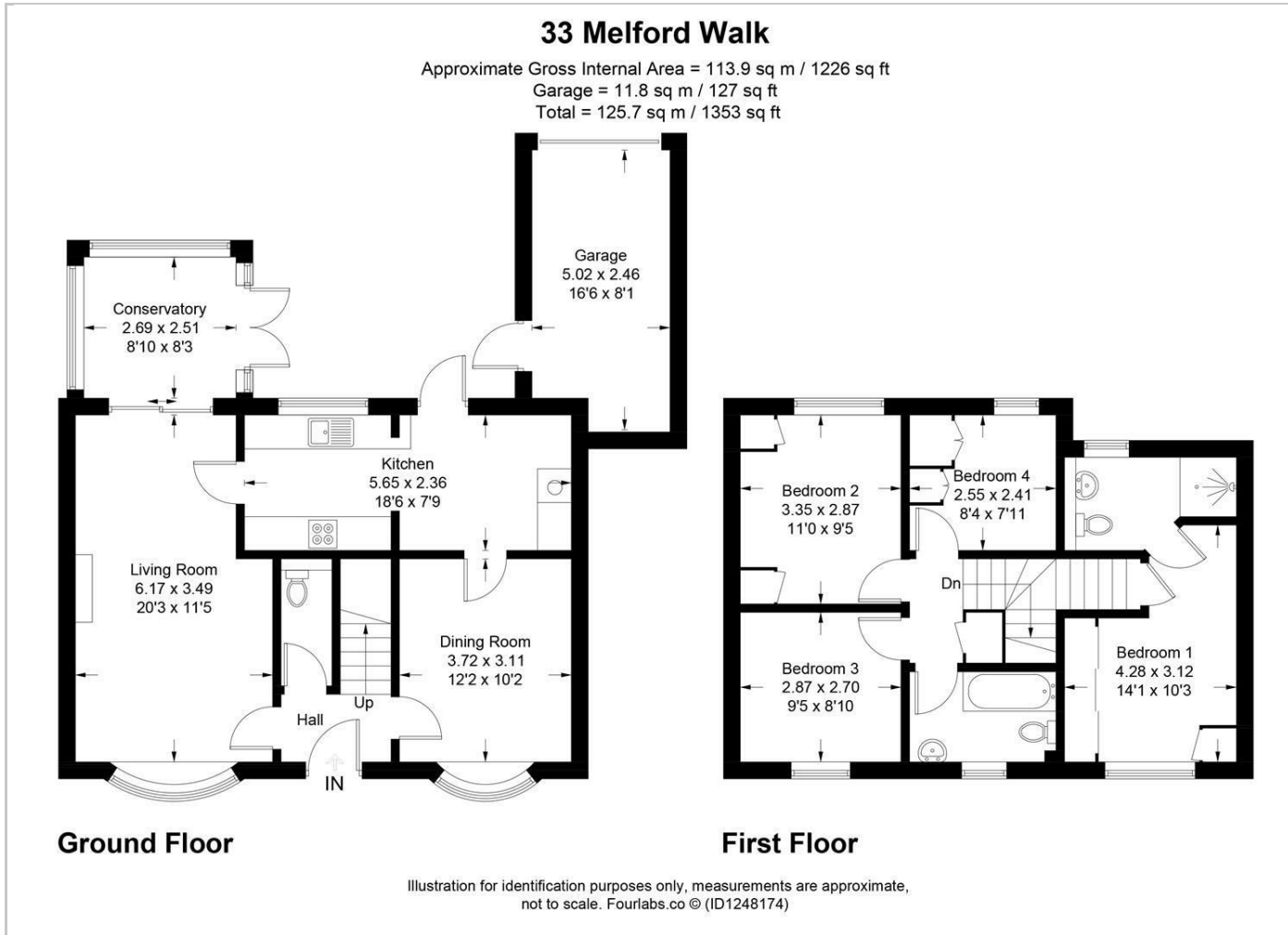
Council Tax Band: C

## Viewing Arrangements

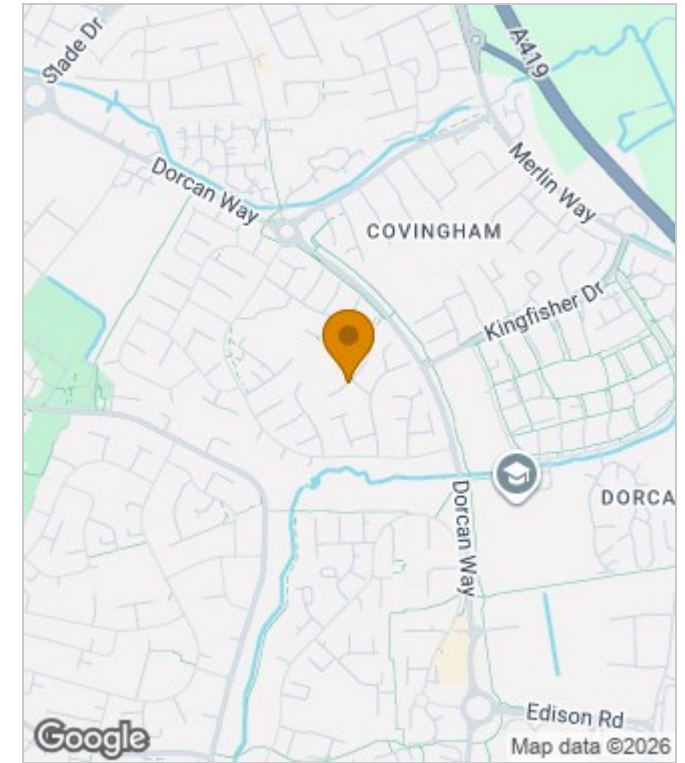
For an appointment to view please call Chappells on 01793 618080 or email: [sales@chappells.uk.com](mailto:sales@chappells.uk.com)



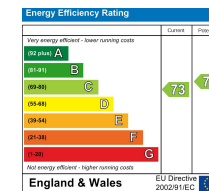
## Floor Plans



## Area Map



## Energy Performance Graph



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