



VAN ERP CLOSE

Tadpole Garden Village, Swindon, SN25 2UG


PRIMARY
HOMES & LETTINGS

Van Erp Close, Tadpole Garden Village, Swindon SN25 2UG

- NO ONWARD CHAIN
- Detached House
- Four DOUBLE Bedrooms
- Sun Terrace With Stunning Views
- Master Bedroom With En-Suite Shower & Balcony
- Landscaped Rear Garden With Office
- 20ft Kitchen/Diner
- 20ft Living Room With Media Wall
- 19ft Garage & Driveway Parking
- Excellent Location

Price £580,000



*** NO ONWARD CHAIN *** Primary Homes & Lettings are delighted to present this stunning and generously proportioned four DOUBLE bedroom detached family home, ideally located in the highly sought-after Tadpole Garden Village. The property offers convenient access to local amenities, reputable schools, and excellent transport links, including the A419. The ground floor accommodation comprises of a welcoming entrance hallway, cloakroom/utility room, a modern kitchen/diner and a spacious living room featuring a stylish media wall. The first floor provides access to a sun terrace and includes the principal bedroom with en-suite shower room and private balcony, three further bedrooms, and a contemporary family bathroom. Externally the property benefits from driveway parking for two vehicles with an EV charging point, a garage and a beautifully landscaped rear garden complete with an external office. An early viewing is highly recommended to fully appreciate the quality and space this exceptional home has to offer.

Entrance Hallway

LVT flooring. Radiator.

Cloakroom/Utility

White suite comprising of pedestal wash hand basin and low level W.C. Space and plumbing for washing machine. LVT flooring. Radiator.

Kitchen/Diner

uPVC window to front elevation. Wall and base units with worktops over. Island breakfast bar. Acrylic sink and drainer with half bowl. Built in double oven. Five burner gas hob with extractor hood over. Integral fridge/freezer and dishwasher. Stairs to first floor. Storage cupboard. LVT flooring. Inset ceiling lights. Two radiators.

Living Room

uPVC bi-fold doors to rear garden. Media wall with built in electric fireplace and downlights. LVT flooring. Two radiators.

Landing

uPVC door to sun terrace. Storage cupboard housing boiler. Loft access (partly boarded with light). Radiator.

Sun Terrace

Enclosed by brick wall. Astroturf. Outside sockets.

Bedroom One

Bi-fold doors to balcony. Built in double wardrobe. Radiator.

Balcony

Enclosed by glass. Composite flooring.

En-Suite Shower

White suite comprising of walk in double shower, pedestal wash hand basin and low level W.C. Extractor fan. Shaving point. Part tiled walls. Tiled flooring. Inset ceiling lights. Heated towel rail.

Bedroom Two

uPVC window to rear elevation. Range of built in wardrobes. Radiator.

Bedroom Three

uPVC window to front elevation. Built in double wardrobe. Radiator.

Bedroom Four

uPVC window to rear elevation. Built in double wardrobe. Radiator.

Bathroom

White suite comprising of panelled bath with shower over, pedestal wash hand basin and low level W.C. Extractor fan. Shaving point. Part tiled walls. Tiled flooring. Inset ceilings. Heated towel rail.

Front

Block paved driveway with parking for two vehicles. EV charging point. Low maintenance shrub borders with mature hedging. Astroturf. Path leading to storm porch. Gated access to rear garden. Outside light.

Garage

Up and over garage door. Door to garden. Light and power.

Rear Garden

Enclosed by timber fencing. Porcelain patio with paths leading to office and raised decking area. Mostly Astroturf with shrub borders. Gated access to front. Door to garage. Outside sockets and lights.

Office

uPVC French doors to garden. Window to side elevation. Heater/Air conditioning. Inset ceiling lights. Laminate flooring. Outside lights.

Notes

There is a management charge of £240 a year.

There is 5 years remaining on NHBC.

Sizes

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings

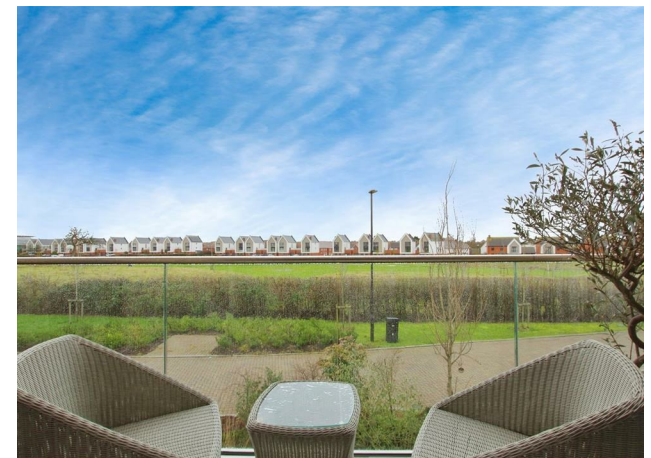
Strictly via our Swindon office telephone (01793) 641641.

Mortgages

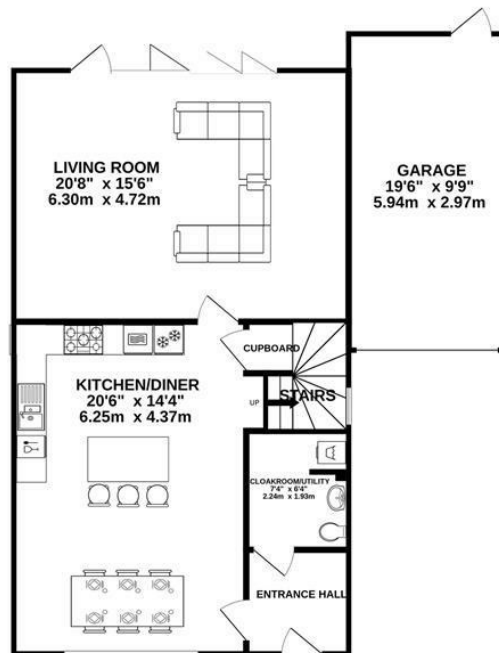
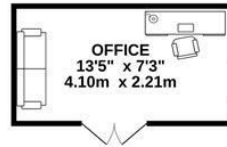
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering

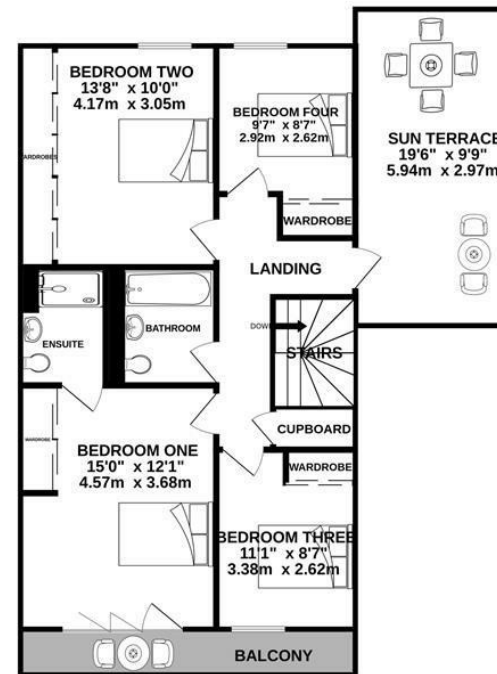
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
933 sq.ft. (86.7 sq.m.) approx.



1ST FLOOR
924 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA : 1857 sq.ft. (172.5 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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