

19 Tracy Close, Swindon, SN25 4YS

£400,000

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Tucked away off of Tracy Close in Abbey Meads, this immaculate detached house offers a perfect blend of comfort and convenience for family living. Built in 1998, the house has been meticulously maintained, ensuring that no work is needed upon moving in.

Spanning over an impressive 1,100 square feet, the property boasts two reception rooms, including a large living room, ideal for both relaxation and entertaining. With three well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, this home caters to the needs of modern families.

One of the standout features of this property is its tucked-away location, conveniently close to local schools and parks, making it an ideal choice for families with children.

Parking is a breeze with space for up to three vehicles, ensuring that you and your guests can come and go with ease. This delightful family home is a rare find in the area, combining modern living with a welcoming atmosphere. Do not miss the opportunity to make this charming property your own.

Entrance Porch
4'6" x 4'4" (1.38 x 1.33)
Composite front door with electronic locking, window to front, door to kitchen

Kitchen
7'0" into 10'11" x 6'11" into 15'3" (2.15 into 3.35 x 2.12 into 4.67)
uPVC window to front, units at eye and base level, one and a half basin sink, double electric oven with induction hob and extractor fan over, integrated dishwasher, integrated washing machine, integrated microwave, space for fridge/ freezer, cupboard housing Worcester boiler, island with breakfast bar, radiator













Hallway
3'1" x 8'6" (0.95 x 2.6)
Door to WC, living room, dining room and kitchen, stairs to first floor

W.C.
2'7" x 5'2" (0.8 x 1.6)
WC, wash basin in vanity unit, heated towel rail

Living Room
19'8" x 14'3" (6 x 4.35)
Two sets of uPVC double doors to garden, electric fire with marble effect hearth and mantle, understairs storage cupboard, two radiators

Dining Room
7'10" x 15'7" (2.4 x 4.75)
Window to front, space for family dining table and chairs, radiator

Stairs and Landing
10'5" into 13'9" x 6'2" (3.2 into 4.2 x 1.9)
Stairs from first floor with glass balustrade, window to side aspect, airing cupboard with hot water tank, doors to bedrooms and main bathroom, access to loft

Master Bedroom
12'4" x 9'6" into 11'9" (3.77 x 2.9 into 3.6)
Two windows to front aspect, built in double wardrobe, radiator, door to en-suite

En-Suite
7'0" x 5'10" (2.14 x 1.8)
Window to front, walk in shower, wc, wash basin in vanity unity, heated towel rail, underfloor heating, extractor fan

Bedroom Two
10'8" x 11'2" (3.26 x 3.42)
Window to rear, built in storage, radiator

Bedroom Three
8'9" x 11'2" (2.67 x 3.42)
Window to rear, built in wardrobes, radiator

Family Bathroom
6'3" x 6'3" (1.93 x 1.91)
Window to side, bath with shower over and folding shower screen, wc, wash basin in vanity unit, heated towel rail, extractor fan

Rear Garden
Composite decking area leading to artificial lawn with pergola, shed with power, side access to both sides

Driveway & Parking
Driveway parking for 2-3 cars, electric car charger











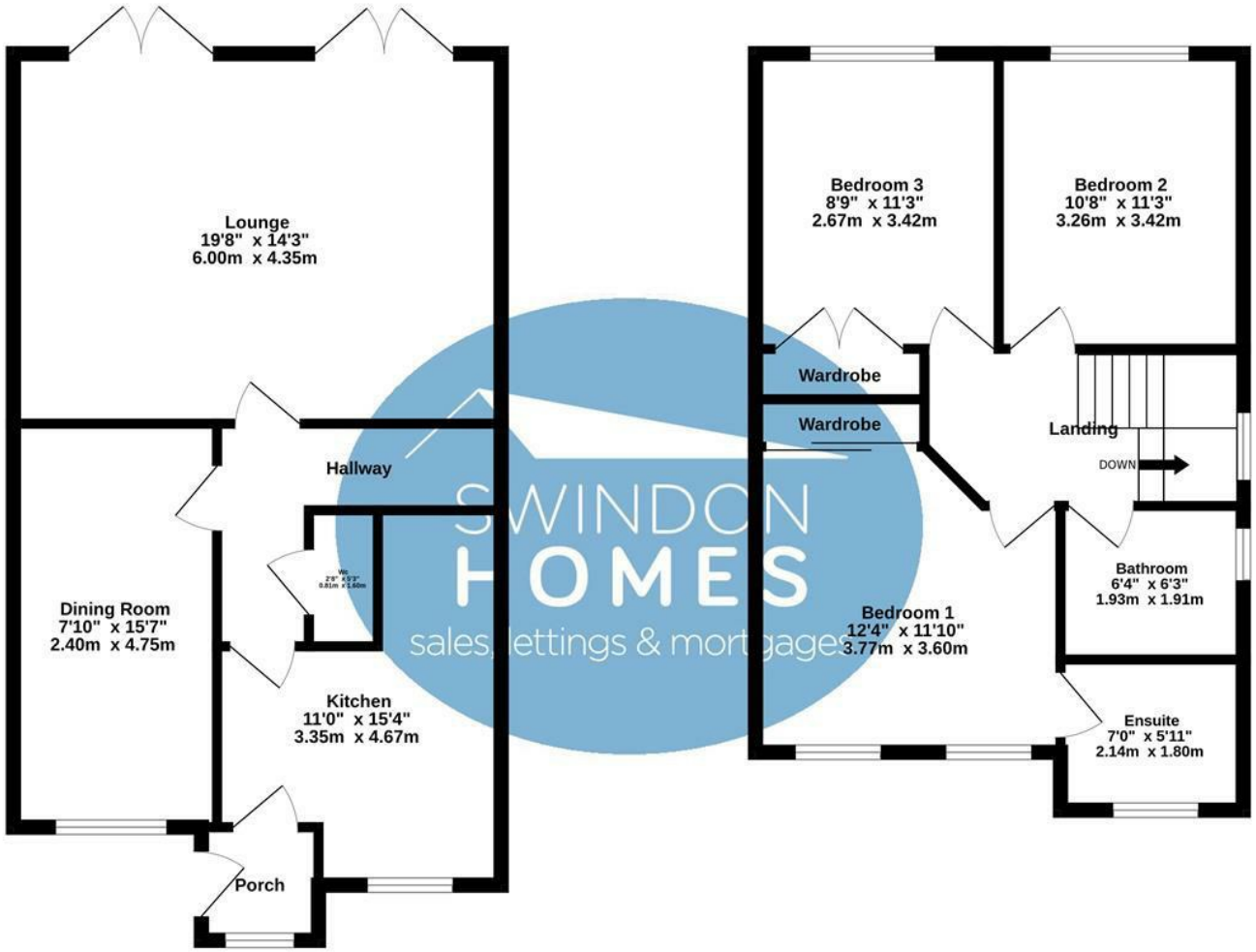






GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.

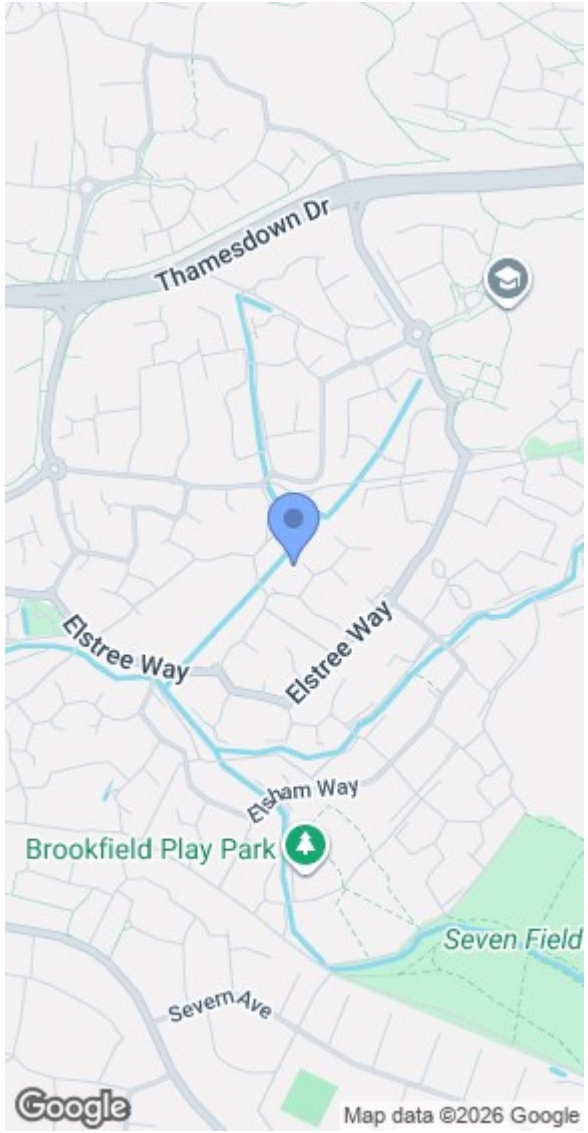
1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.

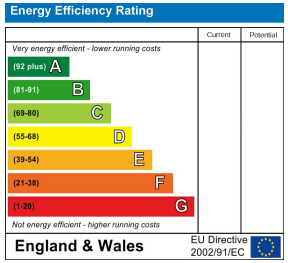


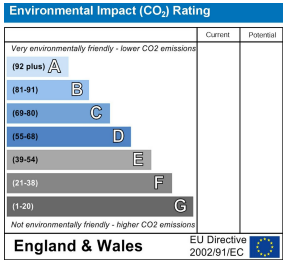
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TOTAL FLOOR AREA : 1122 sq.ft. (104.3 sq.m.) approx.

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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