

for sale

offers over **£400,000**



## Piernik Close Swindon SN25 1AS

Located in a CUL-DE-SAC within the POPULAR AND SOUGHT AFTER Haydon End area is this BEAUTIFULLY PRESENTED four bedroom detached family home. Outside is an ENCLOSED REAR GARDEN and a DOUBLE GARAGE which has been PARTIALLY CONVERTED TO PROVIDE A FAMILY/GAMES ROOM AND STORAGE.



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# Piernik Close Swindon SN25 1AS

## Ground Floor Accommodation Entrance Porch

Double glazed front door. Double glazed window to front aspect. Stairs rising to first floor accommodation. Under stairs storage cupboard. Radiator. Doors to cloakroom, lounge, kitchen/diner and study.

## Cloakroom

Two piece suite comprising wash hand basin and low level WC. Tiling to water sensitive areas. Radiator.

## Lounge

16' 3" x 10' 10" ( 4.95m x 3.30m )  
Double glazed windows to front and side aspects. Radiator.  
Television point. Telephone point. Door to kitchen/diner.

## Study

9' 1" x 5' 5" ( 2.77m x 1.65m )  
Double glazed window to front aspect. Radiator.

## Kitchen/diner

23' 8" x 11' 3" ( 7.21m x 3.43m )  
Two double glazed windows to rear aspect. Double glazed window to side aspect. Double glazed patio doors to rear garden. Fully fitted kitchen with a range of base and wall mounted units comprising cupboards and drawers. Work surfaces. Built in double electric oven and hob with extractor hood over. Space for fridge/freezer. Space and plumbing for washing machine. Two radiators.



## Utility Room

6' 11" x 5' 3" ( 2.11m x 1.60m )

Fitted with a range of base and wall mounted units comprising cupboards and drawers. Work surfaces. Space and plumbing for washing machine. Tiled floor.

## First Floor Accommodation First Floor Landing

Access to loft space. Airing cupboard. Doors to bedrooms and bathroom.

## Bedroom One

16' x 9' 3" ( 4.88m x 2.82m )

Double glazed windows to front and side aspects. Radiator. Fitted wardrobes. Telephone point. Door to master bedroom en-suite

## En Suite

Obscure double glazed window to front aspect. Three piece suite comprising shower cubicle with shower, wash hand basin and low level WC. Tiling to water sensitive areas. Heated towel radiator. Tiled floor. Extractor fan.

## Bedroom Two

15' 4" x 8' 2" ( 4.67m x 2.49m )

Double glazed window to front aspect. Radiator. Built in storage cupboard.

## Bedroom Three

9' 3" x 8' 10" ( 2.82m x 2.69m )

Double glazed window to rear aspect. Radiator.

## Bedroom Four

10' 6" x 8' 7" ( 3.20m x 2.62m )

Double glazed window to rear aspect. Radiator. Built in wardrobe.

## Bathroom

Obscure double glazed window to rear aspect. Fitted with a white suite comprising panelled bath with mixer tap and shower over, wash hand basin and low level WC. Tiling to water sensitive areas. Heated towel radiator. Extractor fan

## External Features Garden Front Garden

Enclosed by railings and laid to slate chippings with a path leading to the front door and an outside light.

## Rear Garden

Enclosed by wood panelled fencing and brick wall with gated rear access. The garden has been landscaped for ease of maintenance and laid mainly to gravel with a decking area, raised planters, outside tap and a personal door into the garage.

## Parking

Double garage

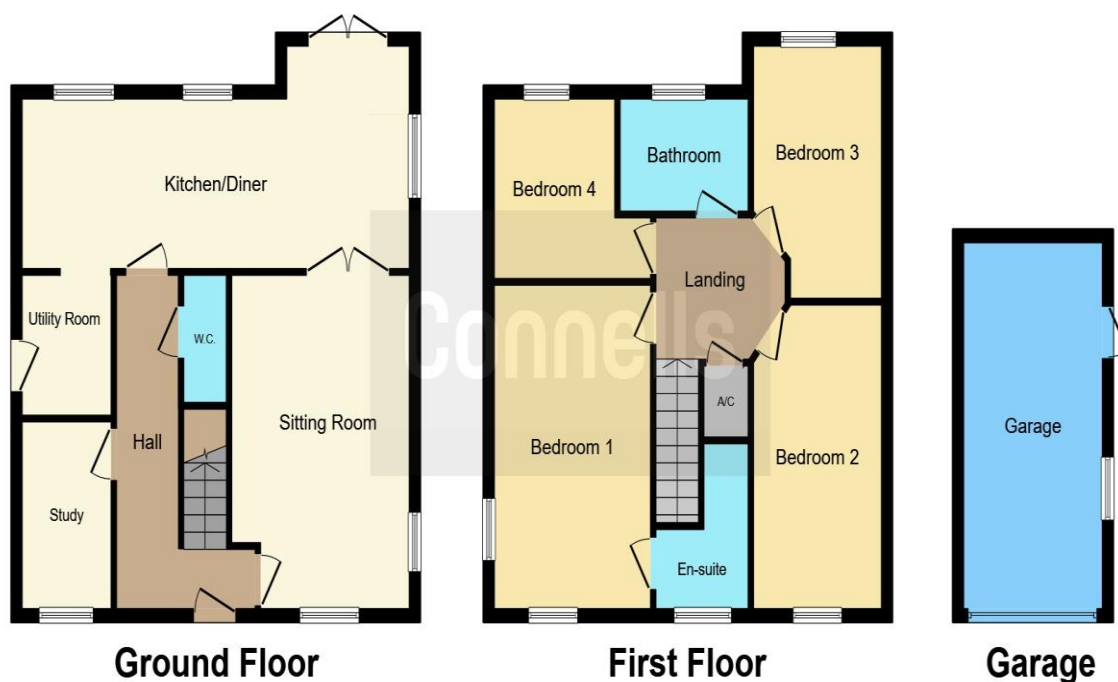
## Garage

17' x 11' 11" ( 5.18m x 3.63m )

Double glazed window to side aspect. Electric heater. Telephone point. Door to storage area.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref: SDN311063 - 0006

Tenure:Freehold EPC Rating: C

Council Tax Band: E

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