



51 Biddestone Avenue, Coate

In Excess of **£550,000**

Waymark

51 Biddestone Avenue

Coate, Swindon

A fantastic opportunity to purchase this attractive and substantial five double bedroom detached family home, situated within one of Swindon's most desirable residential locations.

Biddestone Avenue is positioned in the highly sought-after Coate area on the eastern edge of Swindon, offering an excellent balance of modern family living and access to beautiful open countryside. The property is conveniently located close to local shops, highly regarded schools and a wide range of everyday amenities, while the picturesque Coate Water Country Park is just moments away, offering scenic walking and cycling routes, children's play areas and recreational facilities. The location also benefits from excellent transport links, providing easy access to the A419, M4 motorway and Swindon railway station.

Beautifully presented throughout, the property offers spacious, light-filled accommodation, making it ideal for modern family living.

The accommodation comprises a welcoming entrance hall with useful understairs storage and a modern downstairs W/C, a generous sitting room, and an impressive open-plan kitchen, dining and family room. This superb entertaining space features a comprehensive range of fitted units, integrated appliances and two sets of French doors opening directly onto the beautifully landscaped rear garden, seamlessly blending indoor and outdoor living.

To the first floor, a spacious landing provides access to two useful storage cupboards and five well-proportioned double bedrooms. The principal bedroom enjoys fitted wardrobes and a en-suite shower room, while bedrooms two and three are connected by a contemporary Jack and Jill en-suite shower room. Completing the first floor is a modern family bathroom, fitted with both a walk-in shower and a separate bath.

Externally, the property continues to impress. To the front is a driveway providing ample off-road parking and leading to the integral double garage, which benefits from power and lighting, making it ideal for secure parking, storage or workshop space. A well-stocked front garden adds to the property's attractive kerb appeal.

The rear garden has been thoughtfully landscaped to create a private and tranquil outdoor space. It features a lawn, two paved patio areas perfect for outdoor dining and entertaining, a gravelled area with an attractive water feature, and beautifully stocked flower and shrub borders complemented by a variety of specimen trees, providing colour and interest throughout the seasons.





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Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

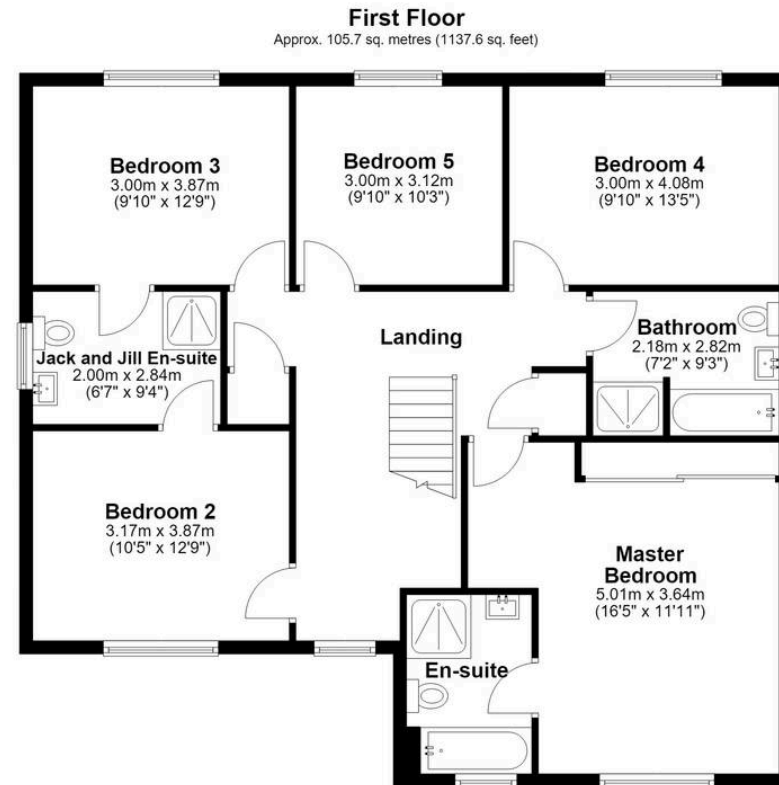
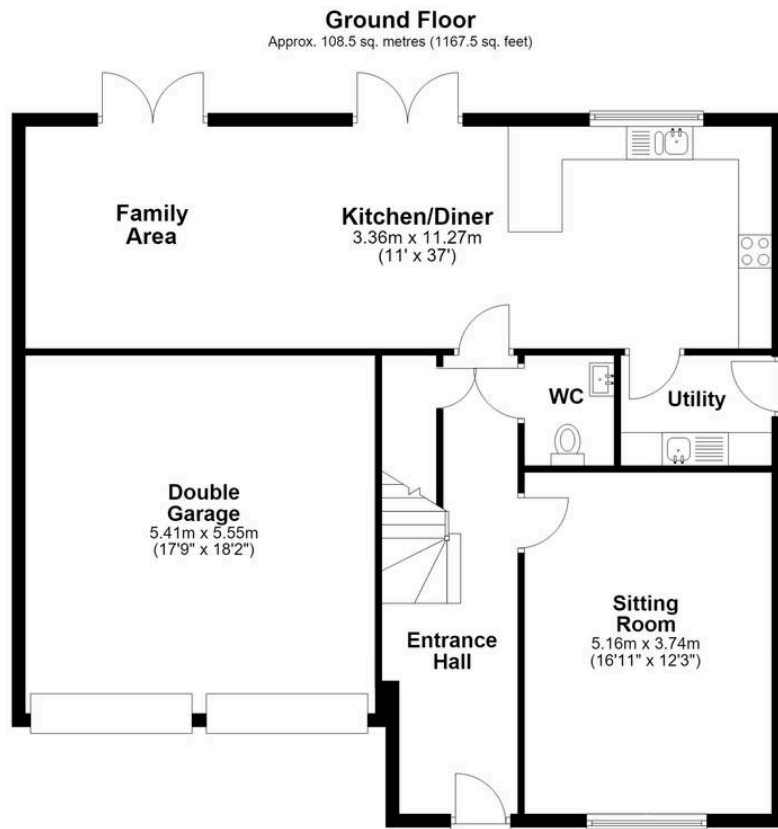
EPC Environmental Impact Rating: B



- Substantial Detached Family Home
- Five Spacious Double Bedrooms
- Three Modern Bathrooms
- Two Large Reception Rooms
- Including Impressive Open Plan Kitchen/Diner/Family Room
- Utility And Downstairs W/C
- Driveway Parking And Integral Double Garage
- Beautifully Landscaped West Facing Garden
- Popular And Sought After Location Close To Amenities
- Great Commuter Access Onto A419, A420 And M4







Total area: approx. 214.1 sq. metres (2305.1 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

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Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan – This plan is for illustrative purposes only.