



## PARSLEY CLOSE

Woodhall Park, Swindon, Wiltshire SN2 2SA

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- NO ONWARD CHAIN
- EXTENDED Detached House
- Three DOUBLE Bedrooms
- 23ft Lounge/Diner
- 22ft Kitchen/Breakfast
- Utility Room & Cloakroom
- Study/Family Room
- Two En-Suites
- Integral Garage & Driveway Parking
- Cul De Sac Location

**Chain Free £400,000**



**\*\*\* NO ONWARD CHAIN \*\*\* NOT YOUR AVERAGE DETACHED HOUSE \*\*\*** We are delighted to present this beautifully maintained and exceptionally spacious three DOUBLE bedroom detached home, thoughtfully EXTENDED on two separate occasions to create versatile and generous living accommodation. The accommodation briefly comprises of entrance hallway, lounge/diner, kitchen/breakfast, utility room, cloakroom, study/family room, master bedroom (with en-suite shower), two further bedrooms (one with en-suite shower) and family bathroom. The property also benefits from an integral garage, good size enclosed rear garden, driveway parking, gas central heating and uPVC double glazing. Located in a quiet cul de sac in the popular area of Woodhall Park within easy access to schools, local amenities, The Orbital shopping centre and transport links such as the A419. An internal viewing is highly recommended.

### **Entrance Hallway**

uPVC front door. Stairs to first floor. Tiled flooring. Vertical radiator.

### **Lounge/Diner**

uPVC window to front elevation. Two radiators.

### **Kitchen/Breakfast**

uPVC windows and patio doors to rear garden. Matching gloss wall and base units with rolled edge worktops over. Breakfast bar. Stainless steel sink and drainer. Built in single oven. Five burner induction hob with extractor hood over. Space and plumbing for dishwasher. Space for fridge/freezer. Part tiled walls. LVT flooring. Inset ceiling lights. Two radiators.

### **Utility Room**

uPVC door to rear garden. Matching gloss wall and base units with rolled edge worktops over. Stainless steel sink. Space and plumbing for washing machine and tumble dryer. Space for fridge/freezer. Part tiled walls. LVT flooring. Radiator. Door leading to:

### **Integral Garage**

Double doors to front. Door to utility room. Light and power.

### **Cloakroom**

Obscured uPVC window to side elevation. White suite comprising of pedestal wash hand basin and low level W.C. Extractor fan. Part tiled walls. Tiled flooring. Radiator.

### **Study/Family Room**

uPVC window to front elevation. Solid oak flooring. Inset lights. Radiator.

### **Landing**

Loft access (mostly boarded with loft ladder and light). Radiator.

### **Bedroom One**

Two uPVC windows to front elevation. Two built in double wardrobes. Storage cupboard. Three radiators.

### **En-Suite Shower**

White suite comprising of built in shower, pedestal wash hand basin and low level W.C. Extractor fan. Two shaving points. Part tiled walls. Tiled flooring. Heated towel rail.

### **Bedroom Two**

Two uPVC windows to rear elevation. Built in wardrobe. Two radiators.

### **Bedroom Three**

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

### **En-Suite Shower**

Obscured uPVC window to rear elevation. White suite comprising of built in shower, pedestal wash hand basin and low level W.C. Extractor fan. Fully tiled walls. Tiled flooring. Heated towel rail.

### **Family Bathroom**

Obscured uPVC window to rear elevation. White suite comprising of panelled bath, pedestal wash hand basin and low level W.C. Extractor fan. Part tiled walls. Tiled flooring. Heated towel rail.

### **Front**

Block paved driveway. Lawned area with mature hedging. Gated access to rear garden. Storm porch. Outside light and tap.

### **Rear Garden**

Enclosed by timber fencing. Block paved patio with path leading to brick built shed. Mostly laid to lawn with raised brick built flowerbeds. Mature trees and shrubs. Gated access to front. Outside tap and light.

### **Notes**

The property has been extended on two different occasions; the first in 2008 and the second in 2015. Boiler is approximately 1 year old.

### **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**

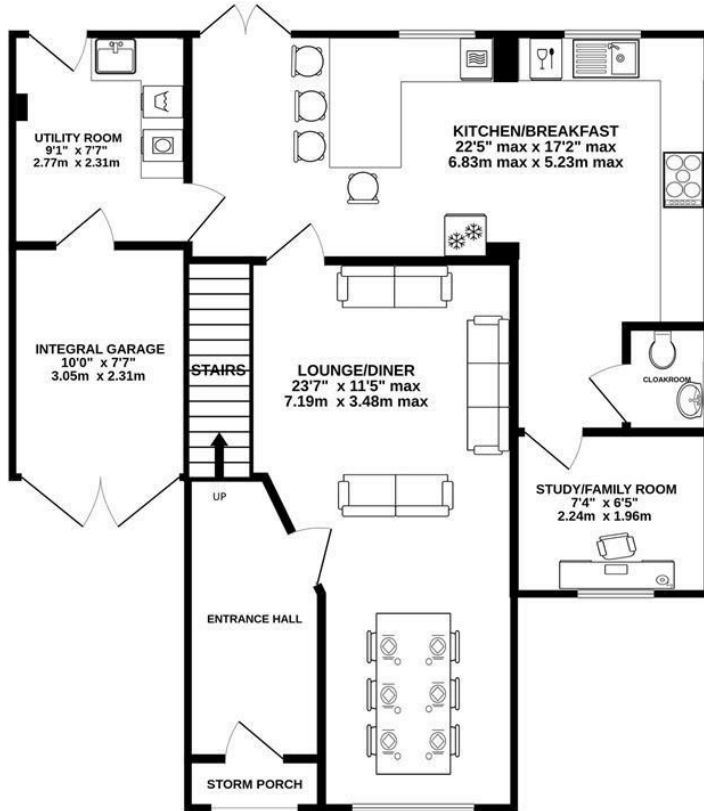
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### **Tenure**

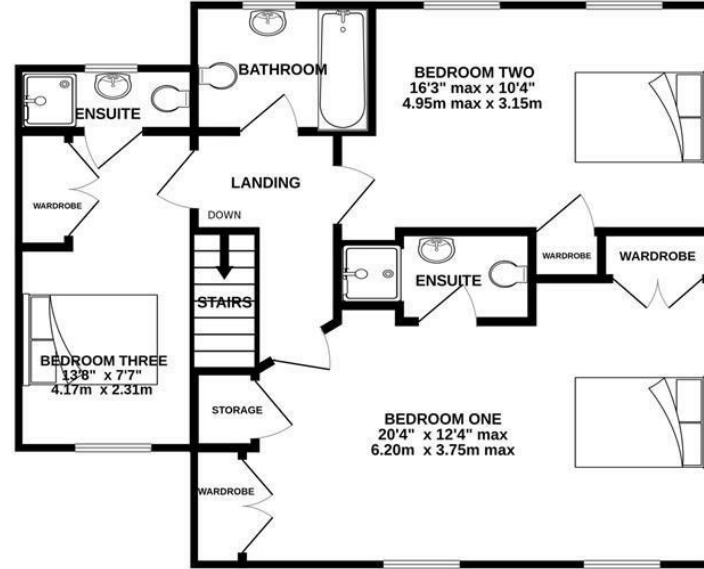
We are advised that this property is freehold; however, prospective buyers should verify this information with their solicitor or legal representative.



**GROUND FLOOR**  
811 sq.ft. (75.4 sq.m.) approx.



**1ST FLOOR**  
665 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 1476 sq.ft. (137.1 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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**01793 641641**

101 Commercial Road, Swindon, SN1 5PL

**info@primaryhomesandlettings.co.uk**

