

113 Ermin Street, Blunsdon, Swindon, Wiltshire, SN26 8AA

Guide price £425,000









113 Ermin Street, Blunsdon, Swindon, Wiltshire, SN26 8AA

Guide price £425,000

Located in the village of Blunsdon, Swindon, this detached bungalow offers a perfect blend of modern living and classic 1930s architecture. Spanning 1,047 square feet, the property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The heart of the home is a refitted modern kitchen, complemented by a convenient utility area.

This bungalow features two double bedrooms, with the flexibility to utilise the dining room or to reinstate this back to a third bedroom, catering to your personal needs. The modern four-piece bathroom suite adds a touch of luxury, ensuring comfort for all residents.

One of the standout features of this property is the generous 21' x 14' reception room, which is enhanced by bi-fold doors that open onto a west-facing garden. This outdoor space is perfect for enjoying the afternoon sun, making it an ideal spot for summer gatherings or quiet evenings.

Additionally, the property comes with planning permission (Exp. July 2026) to add a first floor, offering the potential for further expansion and personalisation.

Blunsdon is a vibrant village community, with local amenities including pubs, a village hall, a church, a shop/café, and a primary school, all within easy reach. This location not only provides a peaceful lifestyle but also ensures that essential services are conveniently close.

Description

Comprising entrance hallway, living room, dining room, kitchen, utility, two double bedrooms, four piece bathroom. The entrance hallway has doors to each bedroom, the bathroom, the dining room (which could be converted back to a third bedroom), two cupboards and is open plan at its end leading into the main reception areas. Each bedroom has a bay window overlooking the front garden and hedge row beyond. Bedroom one benefits from a log burner. Across hallway is the four price bathroom, two cupboards are next to this off the hallway, one as storage and one housing a gas combination boiler. A door leads into the once third bedroom, the vendors choosing to make this into a dining room being open plan to the kitchen and in turn reception area. The main living space spans the rear of the property enjoying views and access (via bi-fold doors) to the west facing rear garden. The refitted kitchen offers generous storage space and leads through to a useful utility room, with further access to the rear.

Outside there is driveway parking to the front for a number of vehicles with space for further parking if required by means of utilising more of the lawn area. Side access leads to the rear garden where a patio spans the rear of the property with a step leading down to the lawn bordered by mature hedgerows.

Services: we are informed mains gas, electric, water. Private sewage arrangement.

Planning number: S/HOU/23/0077

Situation

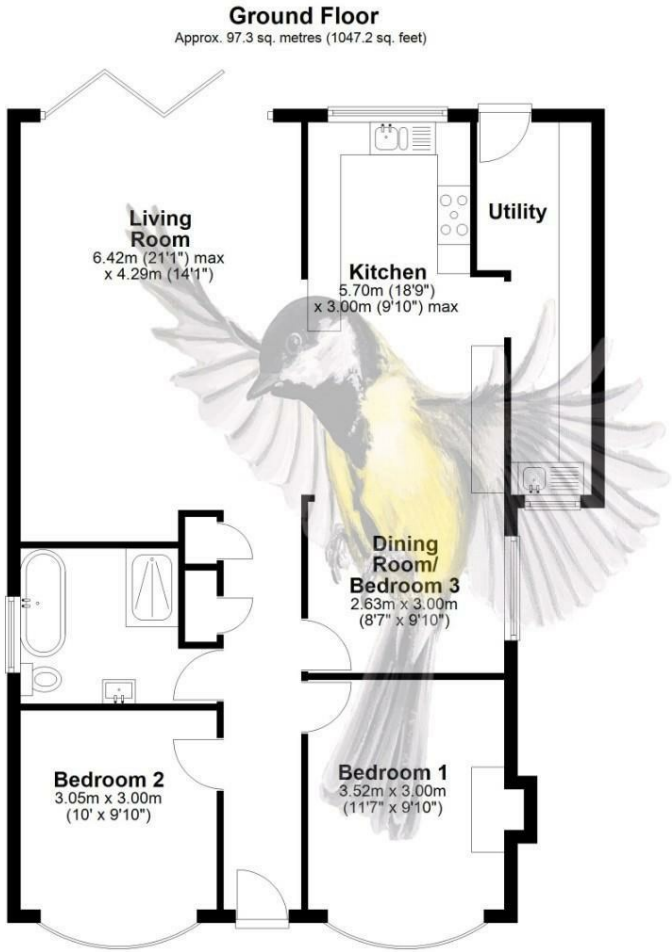
Blunsdon is a village situated on the immediate periphery of Swindon, providing good access to many commuter links via train and road. There are two local public houses, along with The Blunsdon House hotel a four star hotel, offering leisure facilities, bars and restaurants, all overlooking impressive countryside. Blunsdon has its own community run shop, a village hall, a church and a primary school. Blunsdon is surrounded by much open countryside and the lower village is a conservation area, all providing enjoyable areas for walks.





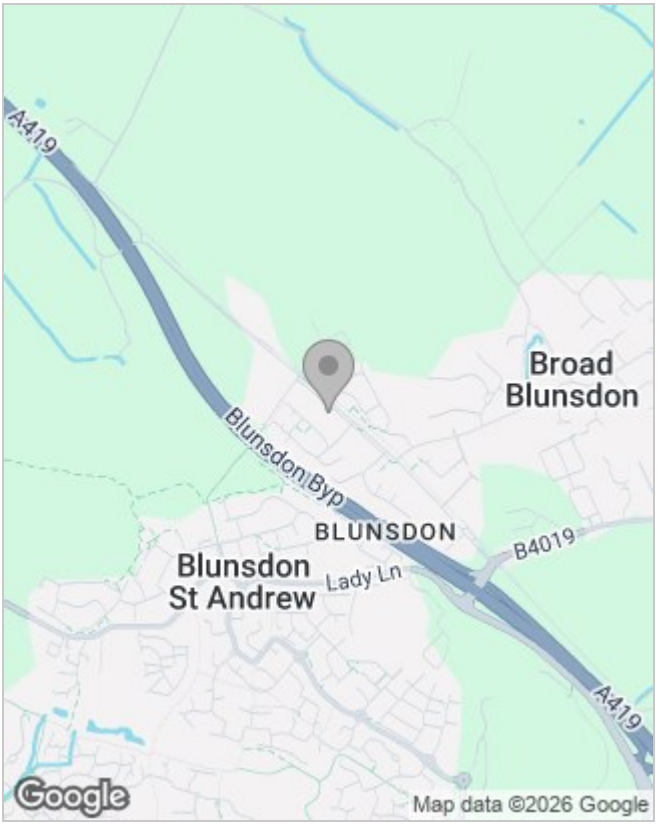


Floor Plans

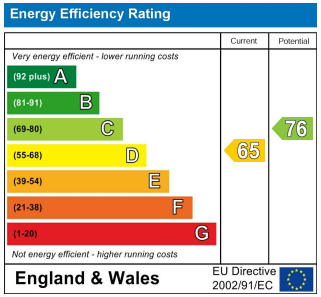


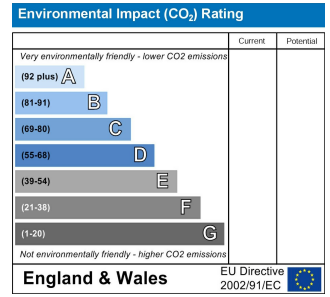
Total area: approx. 97.3 sq. metres (1047.2 sq. feet)

Area Map



Energy Performance Graph





White Elm Newtown, Bishopstone, Swindon, Wiltshire, SN6 8QA
Tel: 01793 228 440 **Email:** info@grantfrasertc.co.uk