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TOWN & COUNTRY



52 Walcot Road, Old Walcot, Swindon, Wiltshire, SN3 1DA  
**Guide price £390,000**



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Located on Walcot Road in Old Walcot, Swindon, this immaculate semi-detached house, built in the 1930s, offers a perfect blend of classic character and modern convenience. Spanning an impressive 1,230 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying family time.

The heart of the home is a contemporary kitchen that has been thoughtfully designed to meet the needs of modern living. The property features four well-proportioned bedrooms, providing ample space for a growing family or guests. The modern four-piece bathroom is a standout feature, ensuring comfort and style. Additionally, the house includes a utility room, cloakroom, and an integral garage, adding to the practicality of the layout.

One of the highlights of this property is the south-facing garden, offering distant views towards Lawn Woods, the large expanse of Indian Sandstone patio making it a perfect spot for relaxation or outdoor activities.

Conveniently located, the property is just 0.7 miles from the vibrant Old Town, where you can enjoy a variety of shops and eateries. Swindon Train Station is a mere 1.2 miles away, providing excellent transport links for commuters, while the M4 motorway is easily accessible at 4.2 miles, making this home ideal for those who travel frequently.

## Description

Comprising storm porch, entrance hallway, dining room, living room, kitchen, utility, cloakroom, integral garage, four bedrooms and four piece bathroom. The Open air storm porch leads into the entrance hallway, which has two hand store cupboards. Doors lead to all ground floor rooms. The dining room has bay window with an outlook to the front garden and driveway. The living room has a solid chimney (with the potential to reinstate), the room has been extended to the rear and patio doors out to the garden. The modern kitchen has a breakfast bar with views and access to the garden. There is a cloakroom under the stairs and a walkway into a utility which in turn provides access to the integral garage. On the first floor there are two double bedrooms both with built in wardrobes, two single bedrooms (one with built in store cupboard) and a modern four piece bathroom.

Outside there is a walled front garden with small garden and parking for two vehicles (three if smaller vehicles and in tandem). The rear garden benefits from an Indian sandstone patio spanning the rear of the property leading onto a lawn which in turn leads to a gravel area with pergola over.

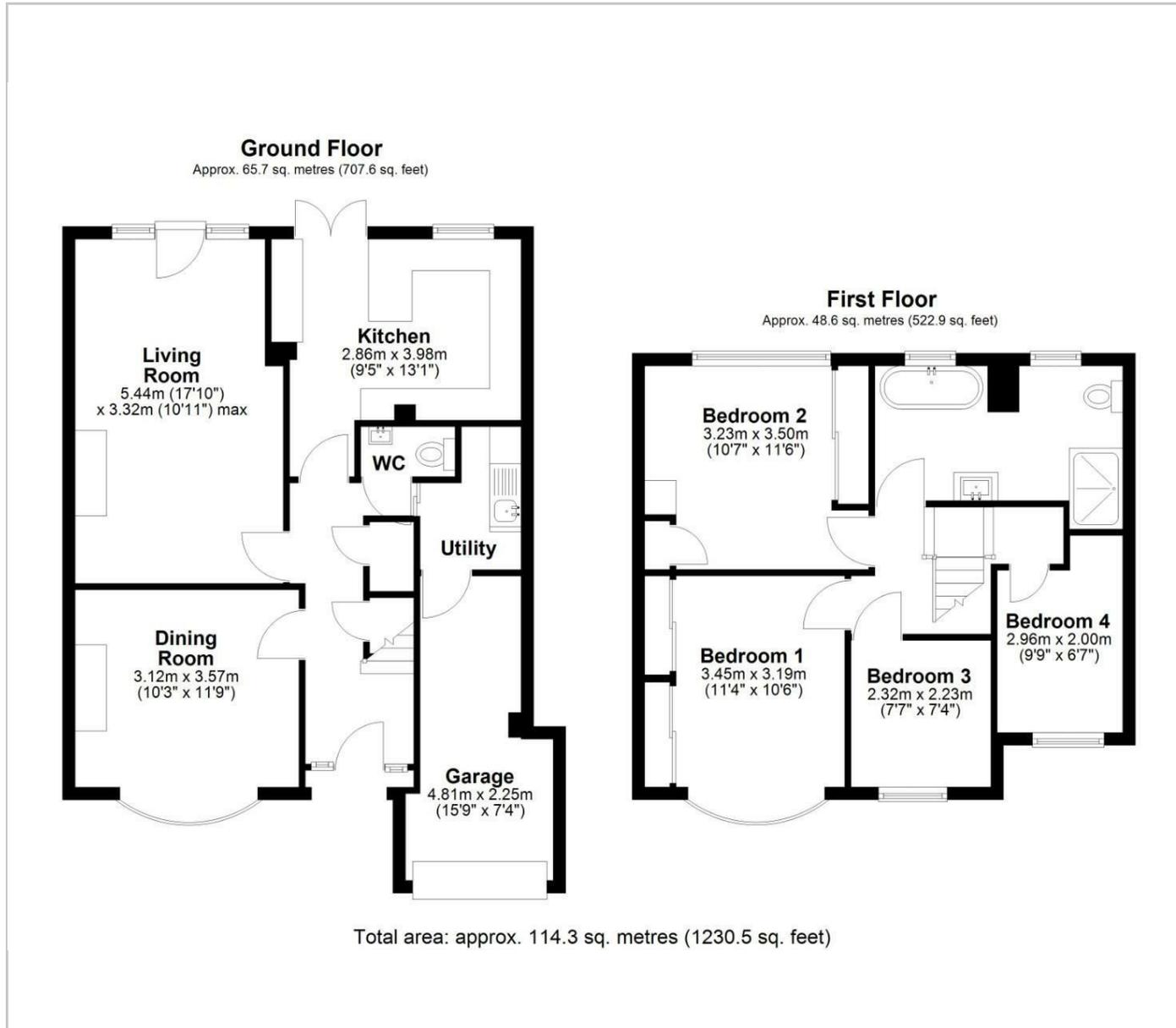
Services: We understand mains water, electricity, gas and sewage are connected to the property.

## Situation

Old Walcot is a small suburb of Swindon positioned between Old Town and Coate Water country park to the south east of Swindon centre. Within a 0.7 mile walk is Old Town, the historic older part of Swindon which is popular for its eclectic mix of bars, shops and restaurants amongst the practical amenities that are always handy to have on the doorstep. In addition to this, there are many walks to be enjoyed around one of the selection of public gardens and open countryside heading out to one of Swindon's old canal routes. Nearby Coate Water lake has a famous Grade II listed driving board and offers walks around the lake, through the woodland whilst enjoying the views of the surrounding countryside, finished off with a hot drink and snack from their cafe. There are four primary schools and a secondary in Old Town, all with good ofsted ratings. The town is a walk down the hill where the train station with trains running to London Paddington can be utilised to access the capital in under the hour. The M4 motorway is also within 4 miles of the property roughly to either junction 15 or 16.



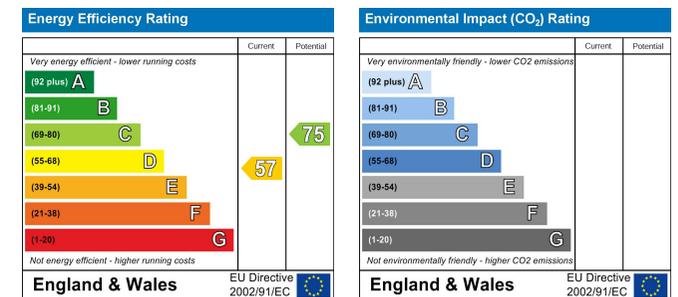
## Floor Plans



## Area Map



## Energy Performance Graph



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