



Connells
FOR SALE

Hatherall Close Stratton St. Margaret Swindon SN3 4LQ

for sale offers in excess of
£400,000



Property Description

Positioned within the ever-popular residential area of Stratton St Margaret's, this impressive four bedroom detached family home offers generous and versatile accommodation, perfectly suited to modern family living. Ideally located within easy reach of local shops, schools, transport links and a wide range of everyday amenities, the property combines convenience with a peaceful neighbourhood setting. The ground floor is thoughtfully laid out and begins with a welcoming entrance hall that sets the tone for the space on offer. A comfortable lounge provides an ideal retreat for relaxing evenings, while the separate dining room is perfect for family meals and entertaining guests. The fitted kitchen is complemented by a bright and airy conservatory, creating a wonderful hub of the home with views over the rear garden. Further practical features include a utility room, cloakroom and a valuable ground floor shower room, adding flexibility for busy households. To the first floor, the property continues to impress with four well-proportioned bedrooms. Three of the bedrooms benefit from built-in wardrobes, offering excellent storage solutions. The principal bedroom enjoys the added luxury of its own en-suite shower room, providing a private and comfortable space to unwind. Externally, the home is enhanced by an enclosed rear garden, ideal for children, pets and outdoor entertaining during the warmer months. To the front, driveway parking provides ample space for multiple vehicles.

Ground Floor Accommodation Entrance Hall

Double glazed door to the front aspect. Stairs rising to the first floor accommodation. Doors accessing the lounge, cloakroom and kitchen. Radiator.

Cloakroom

Obscure double glazed window to the front aspect. Two piece suite comprising of Low Level WC and wash hand basin. Tiled splash back. Radiator.

Lounge

14' 1" Not in to Bay x 11' 3" (4.29m Not in to Bay x 3.43m)

Double glazed bay window to the front aspect. Electric feature fire. Television point. Access to the dining room. Radiator.

Dining Room

9' 10" x 9' 6" (3.00m x 2.90m)

Double glazed sliding doors to the conservatory. Radiator.

Shower Room

Half glass panelled door to the side aspect. Walk-in-shower and space saving toilet with the sink. Partially tiled to water sensitive areas.

Kitchen

16' 11" MAX x 6' 8" MAX (5.16m MAX x 2.03m MAX)

Double glazed French doors to the rear garden. Double glazed window to the rear aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Space and plumbing for washing machine. Space for range cooker. Space for fridge freezer. Integrated dishwasher and cooker hood. Larder. Radiator.

Utility Room

7' 9" x 4' 11" (2.36m x 1.50m)

Space and plumbing for washing machine and tumble dryer. Storage cupboard. Door to the shower room.

Conservatory

9' 6" x 9' 9" (2.90m x 2.97m)

Double glazed French doors to the rear garden. Double glazed window to the side and rear aspect. Telephone point.

First Floor Accommodation

First Floor Landing

Access to all bedrooms and family bathroom. Loft access with ladder and boarded.

Bedroom One

11' 2" x 9' 10" (3.40m x 3.00m)

Double glazed window to the front aspect. Built-in-double-wardrobe. Radiator.

Ensuite

Obscure double glazed window to the side aspect. Three piece suite comprising of Low Level WC, wash hand basin and shower. Fully tiled. Heated towel rail.

Bedroom Two

16' 5" x 8' 11" (5.00m x 2.72m)

Two double glazed window to the side aspect. Built-in-wardrobe with sliding doors. Two radiators.

Bedroom Three

12' 3" x 10' 4" Into recess (3.73m x 3.15m Into recess)

Double glazed window to the rear aspect. Built-in-wardrobes. Radiator.

Bedroom Four

12' x 7' 9" (3.66m x 2.36m)

Double glazed window to the front aspect. Built-in-wardrobes. Cupboard housing water tank. Radiator.

Bathroom

Obscure double glazed window to the front aspect. Three piece suite comprising of panelled bath with shower over, Low Level WC and wash hand basin. Heated towel rail.

External Features

Garden

Fenced boundaries. Laid to lawn. Side access to the front. Shed.

Parking

Driveway parking for multiple vehicles.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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