



**BROADMEAD WALK**  
Nythe, Swindon, SN3 3PD

  
**PRIMARY**  
HOMES & LETTINGS

## Broadmead Walk, Nythe, Swindon SN3 3PD

- NO ONWARD CHAIN
- Four Bedroom EXTENDED Semi Detached House
- SOLAR PANELS
- Driveway Parking For Several Vehicles
- Well Maintained Rear Garden
- 23ft Lounge/Diner (With Log Burner)
- Modern Kitchen
- Dining Room
- Utility/Cloakroom
- En-Suite To Master

**Guide Price £375,000**



\*\*\* GUIDE PRICE £375,000 - £400,000 \*\*\* Primary Homes & Lettings are delighted to offer this spacious and well maintained four bedroom EXTENDED semi detached house being sold with NO ONWARD CHAIN. This impressive property offers generous and versatile living accommodation throughout, comprising of entrance porch, hallway, lounge/diner, fitted kitchen, dining room, utility/cloakroom, master bedroom (with en-suite), three further bedrooms and bathroom. Property also benefits from a driveway providing off road parking for up to three vehicles, an enclosed rear garden ideal for families and outdoor entertaining, additional storage space created from a garage conversion, gas central heating and uPVC double glazing. Situated in a quiet cul-de-sac within the popular area of Nythe, close to a range of local schools, shops, and everyday amenities, the property also offers excellent transport connections, with convenient access to the A419 & A420. An early viewing is highly recommended.

#### **Entrance Porch**

Composite front door. Obscured uPVC windows to front. Tiled flooring. Door to hallway.

#### **Hallway**

Stairs to first floor. Oak flooring. Radiator.

#### **Lounge/Diner**

uPVC window to front elevation. uPVC French doors to rear garden. Log burner with solid Oak mantle over. Oak flooring. Two radiators.

#### **Kitchen**

uPVC window to rear elevation. White gloss wall and base units with worktops over. Acrylic sink and drainer with half bowl. Built in double oven. Induction hob with extractor hood over. Integral dishwasher and undercounter fridge. LVT flooring. Part tiled walls.

#### **Dining Room**

uPVC window and door to rear garden. LVT flooring. Radiator.

#### **Rear Lobby**

LVT flooring. Door to storage.

#### **Storage (Garage)**

Up and over garage door. Light and power. Door to rear lobby.

#### **Utility/Cloakroom**

Space and plumbing for washing machine and tumble dryer. Space for fridge/freezer. Vanity unit with built in wash hand basin and low level W.C. LVT flooring. Part tiled walls. Radiator.

#### **Landing**

Loft access.

#### **Bedroom One**

uPVC window to front elevation. Radiator.

#### **En-Suite**

Obscured uPVC window to rear elevation. White suite comprising of freestanding bath, wash hand basin and low level W.C. Part tiled walls. Vinyl flooring. Inset ceiling lights. Radiator.

#### **Bedroom Two**

uPVC window to front elevation. Radiator.

#### **Bedroom Three**

uPVC window to rear elevation. Radiator.

#### **Bedroom Four**

uPVC window to front elevation. Storage cupboard. Radiator.

#### **Bathroom**

Obscured uPVC window to rear elevation. White suite comprising of built in shower, vanity unit with built in wash hand basin and low level W.C. Part tiled walls. Vinyl flooring. Radiator.

#### **Front**

Mostly block paved with driveway parking up to three vehicles. Gated access to rear garden.

#### **Rear Garden**

Enclosed by timber fencing. Paved patio. Laid to lawn with mature shrubs and trees. Gated access to front. Outside sockets and tap.

#### **Notes**

The property has had solar panels installed which are freehold and are battery operated.

#### **Tenure**

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

#### **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**

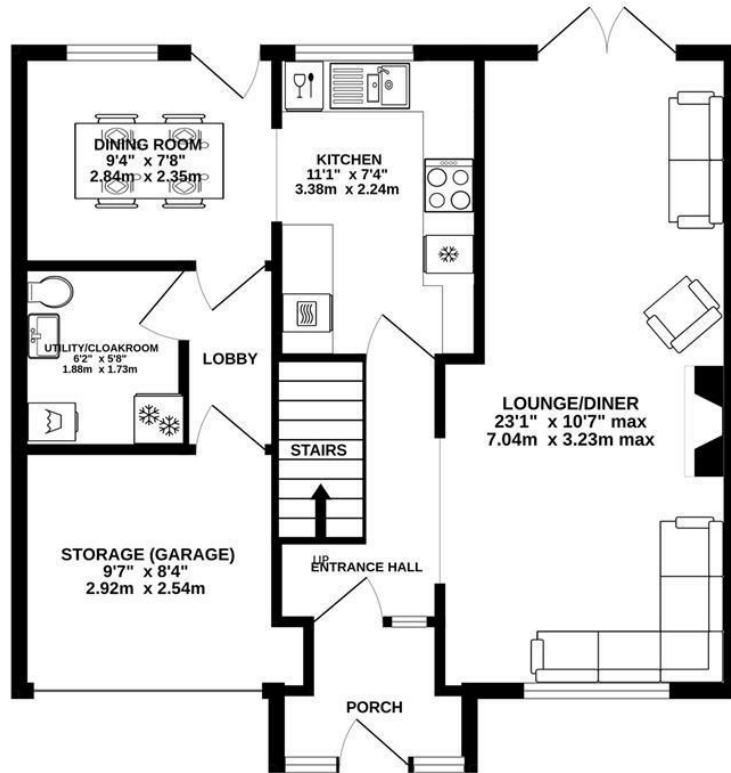
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

#### **Money Laundering**

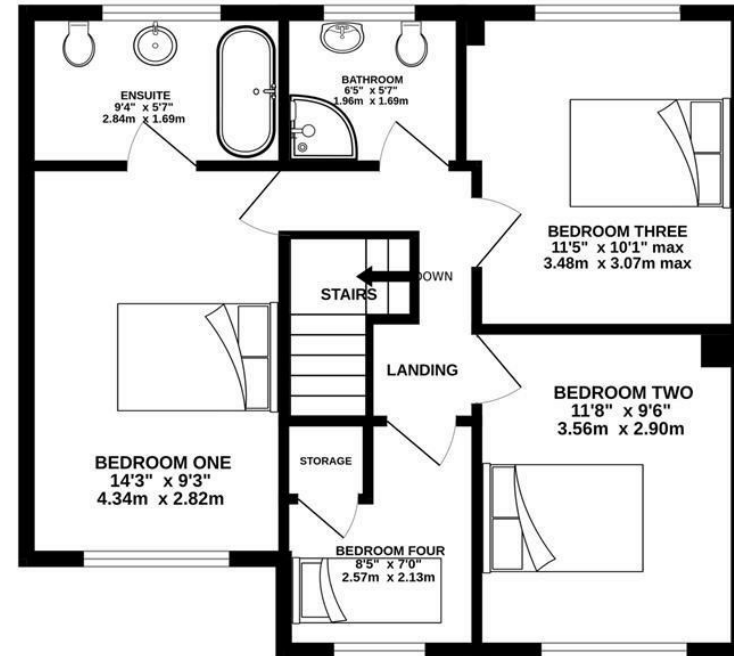
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**GROUND FLOOR**  
608 sq.ft. (56.5 sq.m.) approx.



**1ST FLOOR**  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 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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