



## GRANGE DRIVE

Lower Stratton, Swindon, SN3 4JX

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- NO ONWARD CHAIN
- EXTENDED Detached House
- Three/Four DOUBLE Bedrooms
- Three Reception Rooms
- 25ft Kitchen/Diner
- Driveway Parking For At Least Six Cars
- Integral Garage
- Good Size Rear Garden
- Downstairs Shower Room/Utility Room
- Excellent Location

**Guide Price £450,000**



\*\*\* GUIDE PRICE £450,000 - £460,000 \*\*\* NO ONWARD CHAIN \*\*\* We are delighted to offer this impressive EXTENDED three/four DOUBLE bedroom detached house which provides SPACIOUS and VERSATILE accommodation, ideal for modern family living. Located in the popular area of Lower Stratton area, within easy access of local amenities, schools, and excellent transport links, including the A419 and A420. The ground floor accommodation comprises of entrance porch, hallway, study, generous lounge/diner, well proportioned kitchen/diner, a versatile fourth bedroom/family room and shower room/utility room. To the first floor are three bedrooms and family bathroom. Externally, the property benefits from an integral garage, a substantial driveway providing off road parking for at least six vehicles and a generous rear garden ideal for families and outdoor entertaining. Further features include gas central heating and uPVC double glazing throughout. An early viewing is highly recommended.

#### **Entrance Porch**

uPVC door to hallway. Cupboard. Tiled flooring.

#### **Hallway**

Stairs to first floor. Door to garage. Radiator.

#### **Study**

uPVC window to rear elevation. uPVC door to side. Cupboard housing boiler. Tiled flooring. Radiator.

#### **Lounge/Diner**

uPVC window to front elevation. uPVC sliding door to rear garden. Log burner with solid oak mantle over. Two radiators.

#### **Kitchen/Diner**

uPVC window to front elevation. Wall and base units with rolled edge worktops over. Breakfast bar. Stainless steel sink and drainer with half bowl. Smeg cooker with six burner gas hob and extractor hood over. Integral dishwasher. Space for American style fridge/freezer. Tiled flooring. Radiator.

#### **Family Room/Bedroom Four**

uPVC sliding door to side. Laminate flooring. Radiator.

#### **Shower Room/Utility**

Two obscured uPVC windows to rear elevation. Matching base units with worktops over. Space and plumbing for washing machine and tumble dryer. White suite comprising of built in shower, wash hand basin and low level W.C. Inset ceiling lights. Radiator.

#### **Landing**

uPVC window to side elevation. Loft access (partly boarded with loft ladder and light). Airing cupboard.

#### **Bedroom One**

uPVC window to front elevation. Range of built in wardrobes. Radiator.

#### **Bedroom Two**

uPVC window to rear elevation. Built in wardrobe. Radiator.

#### **Bedroom Three**

uPVC window to front elevation. Radiator.

#### **Bathroom**

Two obscured uPVC windows to rear elevation. White suite comprising of panelled bath with shower over, built in wash hand basin with cupboard under and low level W.C. Part tiled walls. Laminate flooring. Inset ceiling lights. Heated towel rail.

#### **Integral Garage**

Up and over garage door. Window to side. Door to hallway. Light and power.

#### **Front**

Driveway parking for at least six vehicles. Gated access to rear garden.

#### **Rear Garden**

Enclosed by brick wall and timber fencing. Paved patio with path leading to timber sheds. Laid to lawn with mature tree and shrub borders. Gated access to front. Outside tap.

#### **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.

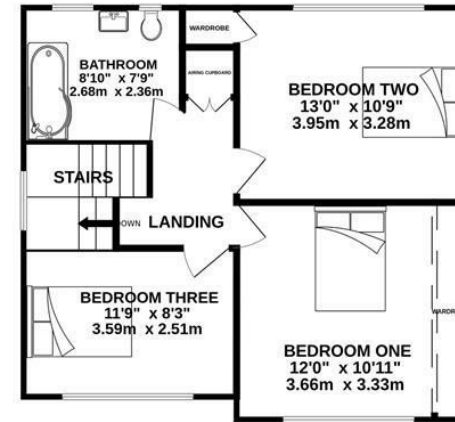




GROUND FLOOR  
1062 sq.ft. (98.6 sq.m.) approx.



1ST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1611 sq.ft. (149.6 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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