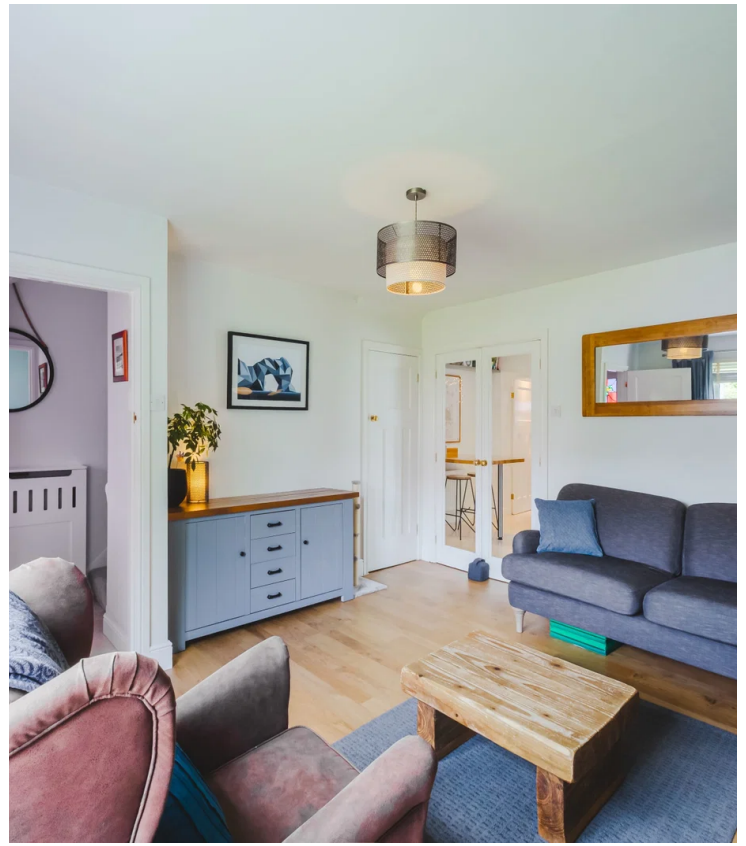




9 Sawyers Rise, SN16 9QN

Offers Over **£412,500**



Discover this beautifully presented three-bedroom home, perfectly within the charming area of Minety, offering an abundance of space ideal for a growing family. This property provides adaptable living areas designed to support busy family life, making it a wonderful opportunity for those seeking a modern and spacious family home in a sought-after, family-friendly location.

- South-West Facing Garden
- Ideal for a growing family
- Parking
- Two bathrooms
- Nearby parks and green spaces
- Thoughtfully designed interior layout
- Located in a desirable location

Bedrooms: 3 | Bathrooms: 2 | Receptions: 3

Property Type: Semi Detached House

Council Tax Band: C

Tenure: Freehold



Discover this beautifully presented three-bedroom home, perfectly situated in a desirable development within the charming area of Minety, offering an abundance of space ideal for a growing family. This property provides adaptable living areas designed to support busy family life, making it a wonderful opportunity for those seeking a modern and spacious family home in a sought-after, family-friendly location.

Step inside to find three versatile reception rooms, offering impressive flexibility for a family. Imagine a bright, main living room perfect for family movie nights, a dedicated dining room for shared meals and entertaining, and a separate space that could easily transform into a vibrant children's play area, a quiet homework nook, or a productive home office. These adaptable spaces are designed to evolve with your family's needs, ensuring ample room for everyone to relax, study, and play comfortably.

The home features three well-proportioned bedrooms, providing comfortable and private retreats for every family member. With two bathrooms, the morning rush becomes a breeze, ensuring seamless routines for a busy household. Each room offers a peaceful sanctuary, perfect for children to grow or for parents to unwind. The total floor area of 883 sq ft ensures generous space throughout the home.

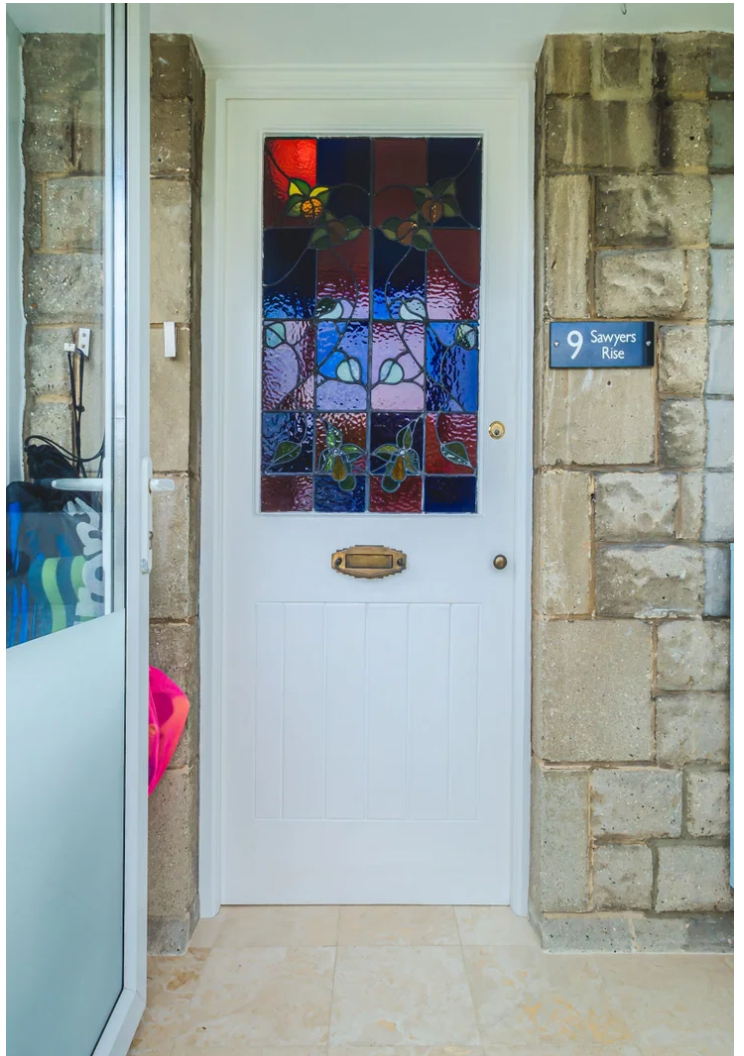
Outside, the property boasts a lovely south-west facing garden, providing a sun-drenched, private space for children to play safely, family barbecues, and outdoor dining. It's an ideal spot for creating lasting family memories. The property also benefits from convenient driveway parking, offering a dedicated spot for the family car. Mains electricity and water supply are connected, and the property enjoys FTTP (Fibre to the Premises) broadband, vital for modern family connectivity. The home is equipped with oil heating, ensuring a warm and cosy environment.

Located in the heart of Minety, this home enjoys proximity to excellent amenities crucial for families. The area is known for its well-regarded local schools, making the school run a simple affair. You'll find nearby parks and green spaces within easy reach, perfect for family walks, bike rides, and outdoor adventures, fostering a strong community atmosphere. Excellent transport links are easily accessible, connecting you to surrounding areas for work, family outings, and wider exploration.

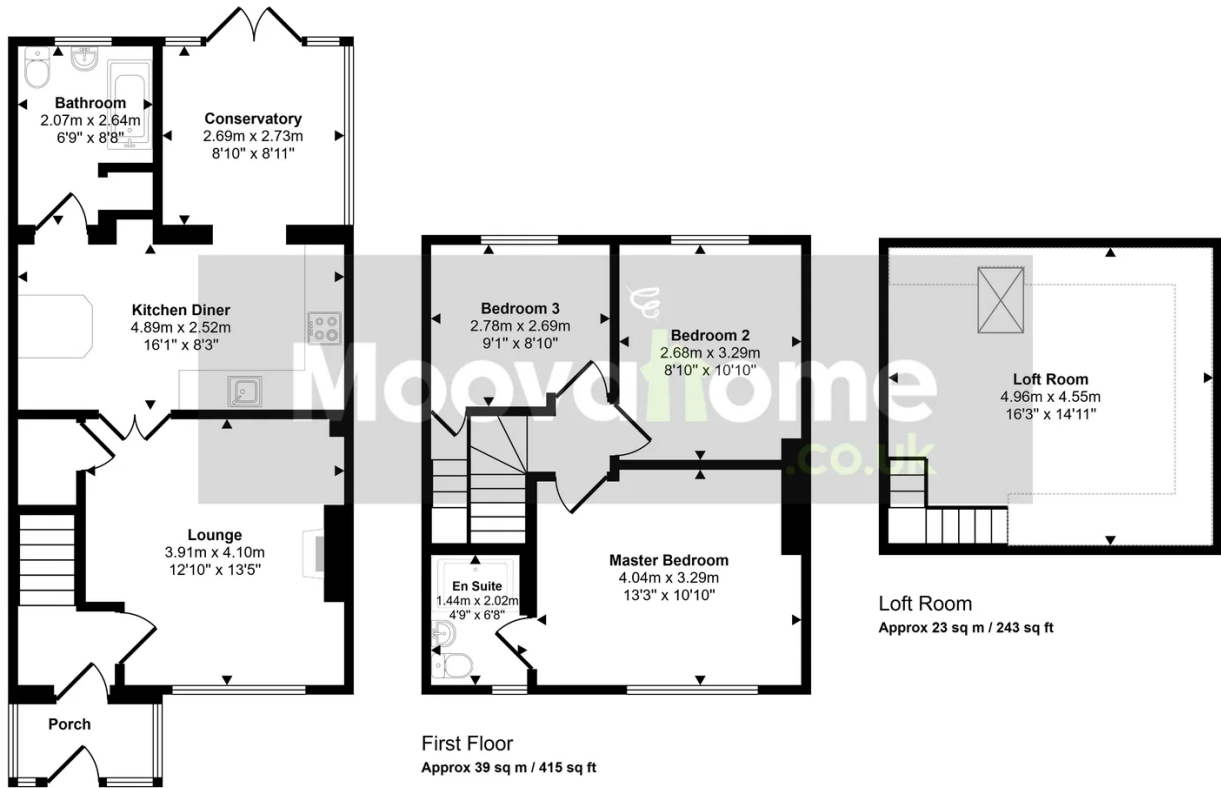
This delightful three-bedroom home offers a fantastic blend of space, comfort, and a family-focused location, perfectly designed to accommodate the dynamic needs of a growing family. We highly recommend a viewing to truly appreciate the quality and family lifestyle on offer.

An additional rear garden area, ideal for use as an allotment or vegetable garden, is currently rented from the council at a nominal cost of approximately £30 per year.





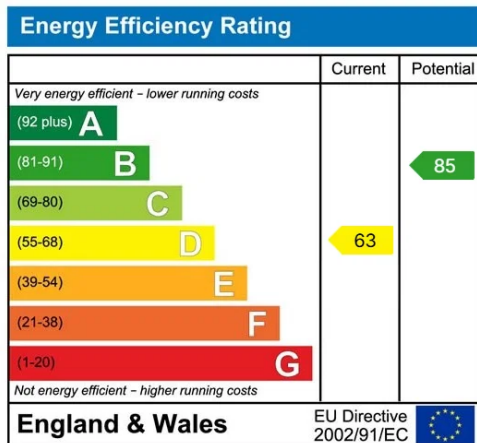
Approx Gross Internal Area
112 sq m / 1208 sq ft



Ground Floor
Approx 51 sq m / 550 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Moovahome

20 Ergo Business Park Kelvin Road, Swindon, SN3 3JW

01793 512345

hello@moovahome.co.uk

https://moovahome.co.uk/

