

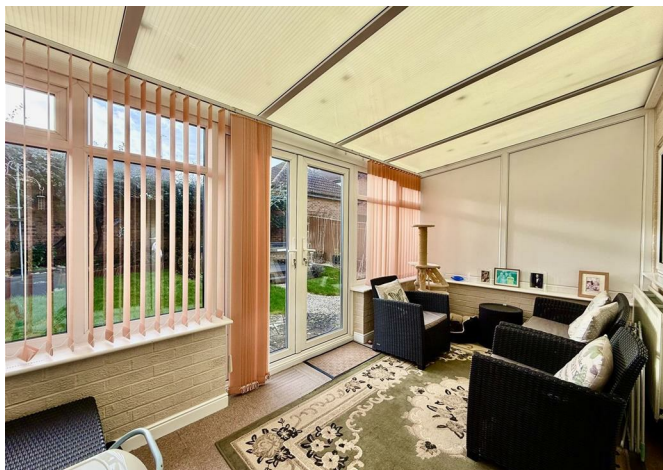


5 Nevis Close, Sparcells, Swindon, SN5 5FP

Guide Price £325,000 Freehold







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\*\*\*NEW INSTRUCTION\*\*\* BEAUTIFULLY PRESENTED DETACHED FAMILY HOME, WELL SITUATED IN THE POPULAR AREA OF SPARCELLS. THE PROPERTY IS WELL MAINTAINED THROUGHOUT AND INCLUDES A MODERN FITTED KITCHEN WITH ATTRACTIVE TILING, OPEN PLAN STYLE LIVING/DINING ROOM WITH SLIDING DOORS LEADING TO CONSERVATORY FURNISHED WITH GAS CENTRAL HEATING AND A WC TO COMPLETE THE GROUND FLOOR. UPSTAIRS THERE ARE THREE BEDROOMS, TWO DOUBLES WITH INTEGRATED STORAGE, A SINGLE ROOM AND A FOUR PIECE FAMILY BATHROOM SUITE. OUTSIDE THE HOME HAS A SOUTH FACING REAR GARDEN DIVIDED INTO LAWN, PATIO AND A TIMBER DECK AREA WITH GATED PEDESTRIAN ACCESS. TO THE FRONT ASPECT THERE IS DRIVEWAY PARKING FOR SEVERAL VEHICLES LEADING TO A SINGLE GARAGE.



## Situation

Sparcells is a highly regarded residential area in West Swindon, close to local shops and providing easy access to both primary and secondary schools. West Swindon offers an abundance of amenities including the West Swindon District Centre with a choice of shops, Asda, The Link Centre with Ice Rink, gym and swimming pool and Shaw Ridge Leisure Complex with cinema, bowling and restaurants. Junction 16 of the M4 is approx three miles distant. Swindon offers a mainline railway station with service from London to Paddington in c.55mins.

- DETACHED
- THREE BEDROOMS
- KITCHEN
- LIVING/DINING ROOM
- CONSERVATORY
- WC
- SOUTH FACING GARDEN
- GARAGE AND DRIVEWAY PARKING

Council Tax Band: D

## Viewing Arrangements

For an appointment to view, please call Chappells on 01793 618080 or email: [sales@chappells.uk.com](mailto:sales@chappells.uk.com).







Floor Plans

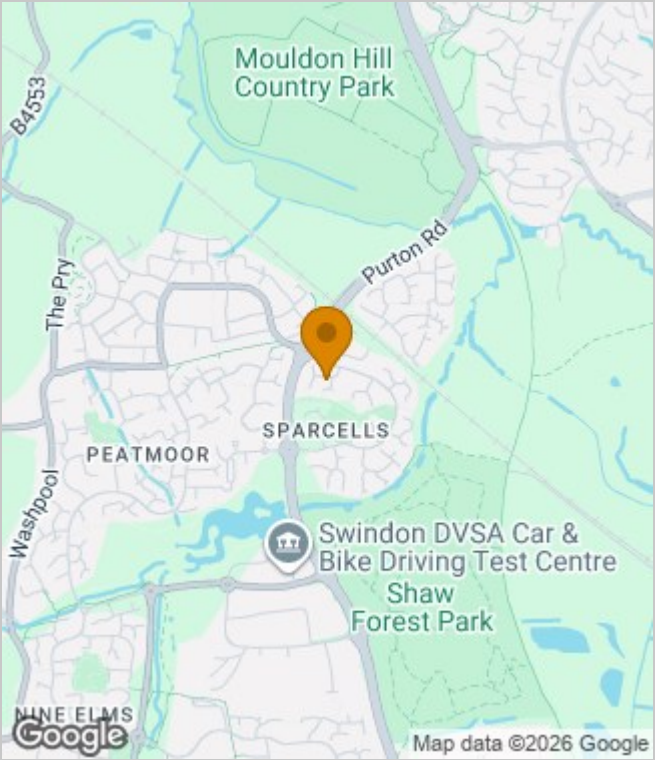


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Area Map



Energy Performance Graph

