

39 Minerva Heights, SN26 8AB

Guide Price **£440,000**





Discover this beautifully presented four-bedroom detached home, ideally situated in the highly sought-after Minerva Heights development in Blunsdon, offering a perfect blend of modern living and family comfort. Built in 2018, this spacious residence spanning 1216 sq ft provides ample room for a growing family, designed for both relaxation and entertaining, all within a desirable and well-connected location.

- Four-bedroom detached family home
- Modern fitted kitchen with ample storage
- Bright and spacious main living room
- En-Suite
- Walk-in wardrobe
- Built in 2018
- Driveway
- Close to local shops, cafés, parks and green spaces

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 2

Property Type: Detached House

Council Tax Band: E





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Step inside to find two versatile reception rooms, offering impressive flexibility for every family need. The bright and welcoming main living room provides a comfortable space for family gatherings and quiet evenings, while the second reception room can easily transform into a formal dining area, a dedicated home office, or a children's playroom. These adaptable spaces ensure there's room for everyone to enjoy.

The contemporary kitchen is thoughtfully designed, offering modern fittings and ample storage, making meal preparation a pleasure. It provides a practical and inviting space for daily life, ideal for both everyday cooking and entertaining guests. A convenient ground floor cloakroom adds to the home's functionality.

Upstairs, four well-proportioned bedrooms provide private and comfortable sanctuaries for every family member. The master bedroom benefits from an en-suite bathroom, offering a private retreat, while the additional three bedrooms share a modern family bathroom. Each room offers a peaceful haven, perfect for restful nights and personal space, accommodating all your family's needs with ease.

Outside, the property boasts a lovely garden, perfect for outdoor relaxation, family barbecues, or for children to play safely. The convenience of a driveway provides ample off-road parking. The home benefits from efficient mains gas heating, ensuring comfort throughout the year, along with reliable mains electric and water supplies. ADSL broadband is also available, keeping you connected.

Located in the heart of SN26 8AB, Minerva Heights offers an enviable position renowned for its family-friendly amenities and excellent connectivity. Blunsdon provides a charming village atmosphere with easy access to local shops, cafes, and essential services. You'll find numerous parks and green spaces nearby, ideal for family outings and engaging in outdoor activities. Excellent transport links ensure easy access to surrounding areas, including Swindon town centre and major road networks, making it perfect for commuters and broader exploration within a strong and welcoming community environment.

This substantial and versatile four-bedroom detached home presents a fantastic opportunity for a family seeking modern comfort and convenience. We highly recommend a viewing to truly appreciate the generous proportions, flexible living options, and family-focused location on offer.











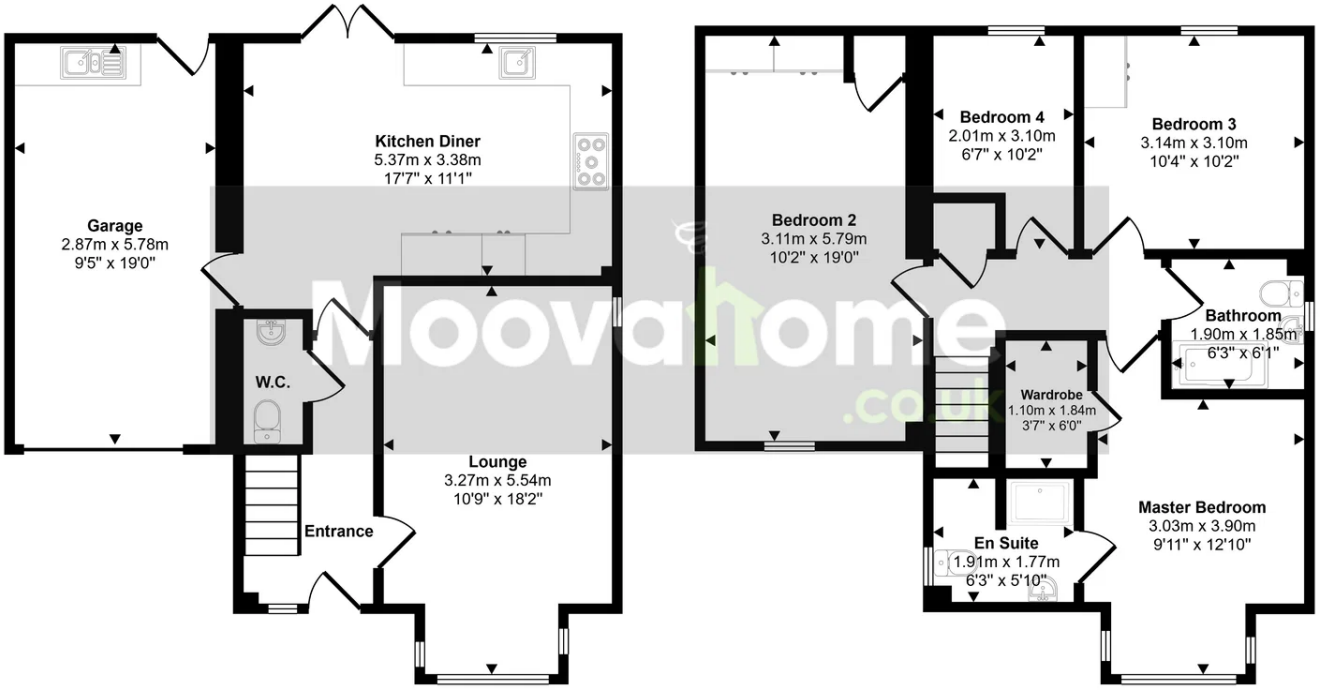








Approx Gross Internal Area
127 sq m / 1372 sq ft

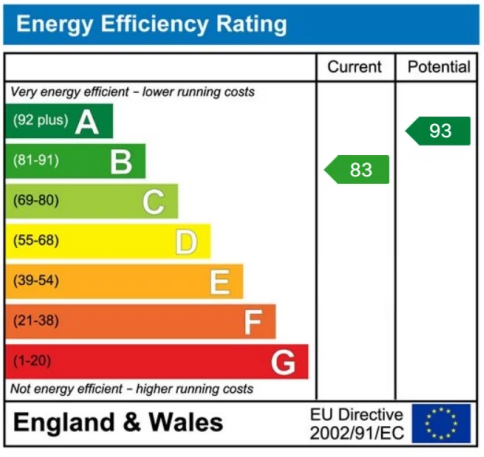


Ground Floor
Approx 64 sq m / 685 sq ft

First Floor
Approx 64 sq m / 687 sq ft

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.





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