



YONDER WAY

Wanborough, Swindon, Wilts SN4 0BX

PRIMARY
HOMES & LETTINGS

Yonder Way, Wanborough, Swindon SN4 0BX

- NO ONWARD CHAIN
- EXTENDED Semi Detached House
- Three DOUBLE Bedrooms
- POTENTIAL FOR FURTHER EXTENSION (STPP)
- Three Reception Rooms
- Sun Room
- Large Rear Garden
- Garage
- Driveway Parking
- Excellent Location

Guide Price £360,000



*** NO ONWARD CHAIN *** Primary Homes & Lettings are delighted to offer this EXTENDED three DOUBLE bedroom semi detached house offering spacious and versatile accommodation with excellent POTENTIAL FOR FURTHER EXTENSION (subject to planning permission). The accommodation briefly comprises of entrance porch, hallway, cloakroom, living room, dining room, kitchen, study, sun room, three bedrooms and bathroom. Externally the property continues to impress with a substantial, rear garden providing an ideal space for entertaining, family life, or future extension. Further benefits include a garage, private driveway parking, and gas central heating. Located in a quiet cul de sac in the sought after village of Wanborough within walking distance to everything this great village has to offer.

Location

Wanborough is located approximately two miles to the south east of Swindon and is highly accessible to J15 of the M4 motorway as well as the A419 giving swift access to Cirencester, The Cotswolds and beyond. Swindon mainline station serves Bristol and Paddington. Wanborough enjoys a well regarded Primary School (pupils progress to The Ridgeway Comprehensive School with a sixth form at Wroughton), Village Hall, Doctors Surgery with Dispensary, excellent sporting facilities at Hoopers Field, five Public Houses and an historic Church.

Entrance Porch

uPVC windows to front and side elevation. Inset ceiling lights. uPVC door to hallway.

Hallway

Stairs to first floor. Understairs cupboard. Tiled flooring. Vertical radiator.

Cloakroom

Obscured uPVC window to porch. Suite comprising of wash hand basin and low level W.C. Tiled flooring.

Living Room

Freestanding log burner. Opening to dining room.

Dining Room

uPVC sliding doors to rear garden and sun room. Solid wood flooring. Radiator.

Kitchen

Wall and base units with solid beech worktops over. Stainless steel sink and drainer. Freestanding cooker. Space and plumbing for dishwasher. Space for under counter fridge. Part tiled walls. Opening to sun room.

Sun Room

uPVC windows to rear garden. uPVC door to side. uPVC sliding doors to dining room. Tiled flooring.

Study

Obscured uPVC window to sun room. Solid wood flooring. Radiator.

Landing

Airing cupboard. Loft access (mostly boarded with loft ladder and light). Solid wood flooring.

Bedroom One

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

Bedroom Two

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

Bedroom Three

uPVC window to rear elevation. Solid wood flooring. Radiator.

Bathroom

Obscured uPVC window to front elevation. Suite comprising of built in shower, wash hand basin with cupboard under and low level W.C. Shaving point. Fully tiled walls. Laminate flooring. Radiator.

Front

Block paved with driveway parking one vehicle. Outside light.

Rear Garden

Fully enclosed by timber fencing. Mostly laid to lawn with mature trees, shrubs and pond. Paved patio to side. Raised decking area. Outside sockets.

Garage

Up and over garage door. uPVC door to rear. Space and plumbing for washing machine and tumble dryer. Light and power. 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

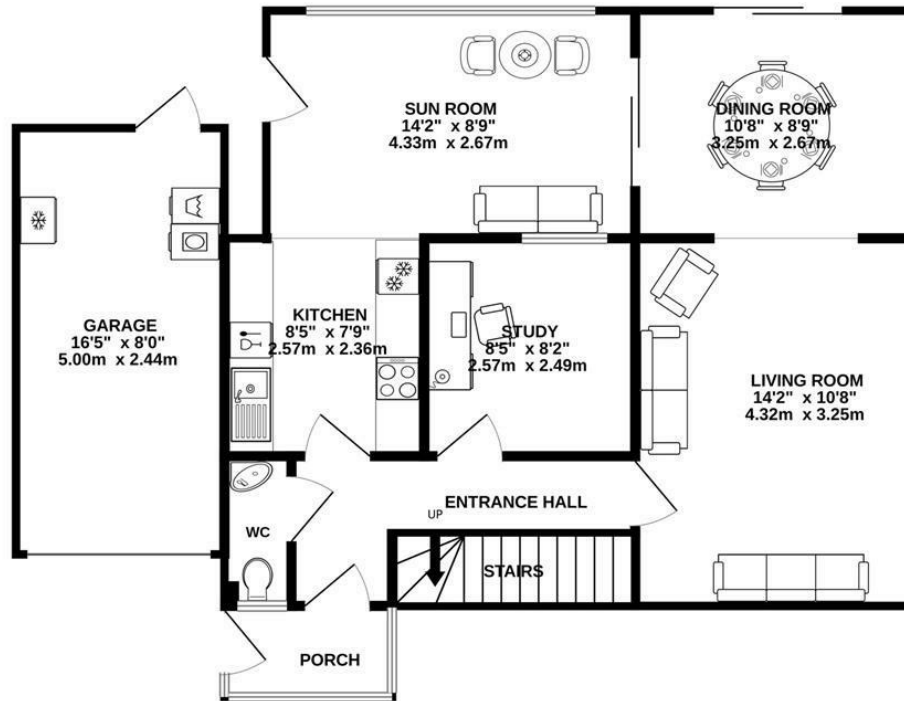
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering

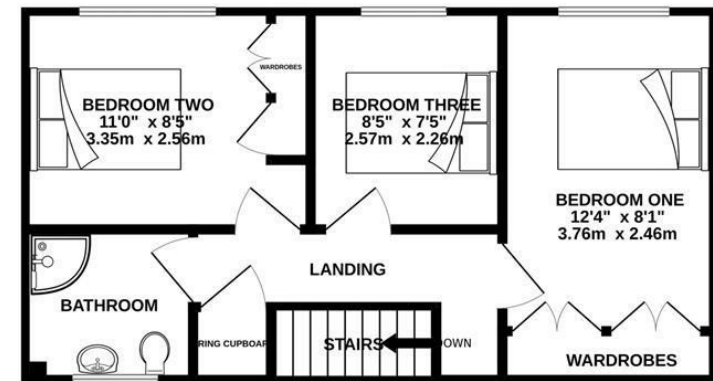
In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide proof of identity and address during the sales process. We appreciate your cooperation in providing the necessary documentation promptly to help ensure there are no delays in progressing the sale.



GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.2 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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