



17 Trevelyan Road, Swindon

Swindon

£500,000

mcfarlane

# 17 Trevelyan Road

Marlborough Park, Swindon

Beautifully presented four double bedroom detached home in sought after Marlborough Park. Featuring a bright hall, spacious living room, open plan kitchen/diner with French doors to garden, ensuite to master, landscaped garden, two garages, and excellent transport links.





## 17 Trevelyan Road

Marlborough Park, Swindon

- BEAUTIFULLY PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN DINER
- EXCELLENT LIVING SPACE
- GROUND FLOOR SHOWER ROOM
- TWO GARAGES
- CLOSE PROXIMITY TO OLD TOWN'S WOOD STREET
- EN-SUITE TO MASTER
- FOUR DOUBLE BEDROOMS

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

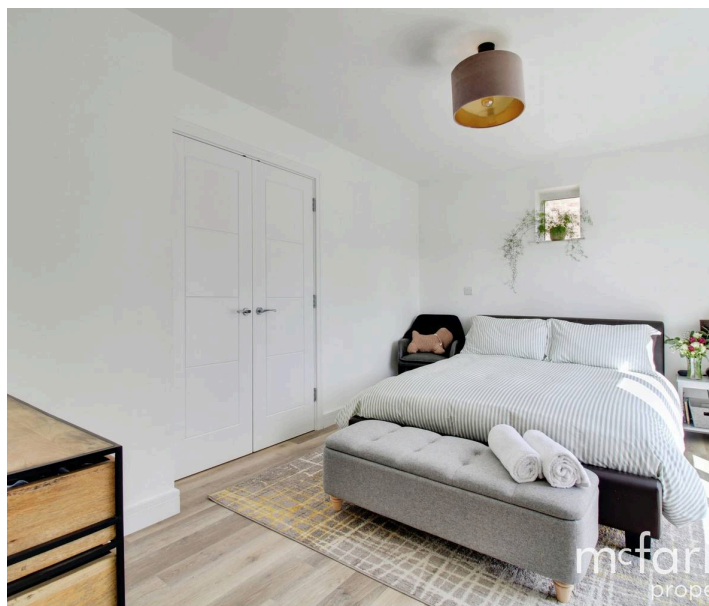
EPC Environmental Impact Rating: B



# 17 Trevelyan Road

Marlborough Park, Swindon

A beautifully presented four double bedroom detached home, ideally located within the highly sought after Marlborough Park development, offering spacious and versatile accommodation throughout. The property welcomes you with a bright and inviting entrance hall, setting the tone for the rest of the home. To the rear, a superb open plan kitchen/diner forms the heart of the property, complete with integrated appliances, a gas hob, and ample space for dining and entertaining. French doors open directly onto the rear garden, allowing natural light to flood the space and creating a seamless indoor outdoor connection. To the right of the hallway, a generously sized living room also benefits from French doors leading out to the garden, providing a perfect setting to relax. A conveniently located downstairs shower room completes the ground floor.





## 17 Trevelyan Road

Marlborough Park, Swindon

Upstairs, the property continues to impress with four well proportioned double bedrooms, two of which feature built in storage. Large windows throughout ensure each room is filled with natural light, enhancing the sense of space. The master bedroom enjoys an added suite shower room, while a contemporary family bathroom serves the remaining bedrooms. A spacious landing further adds to the airy feel of the first floor.





## 17 Trevelyan Road

Marlborough Park, Swindon

Externally, the home boasts a beautifully landscaped rear garden, complete with a low maintenance pond and a gate providing access to two garages, an ideal feature for additional storage or parking. This property also benefits from EV charging.

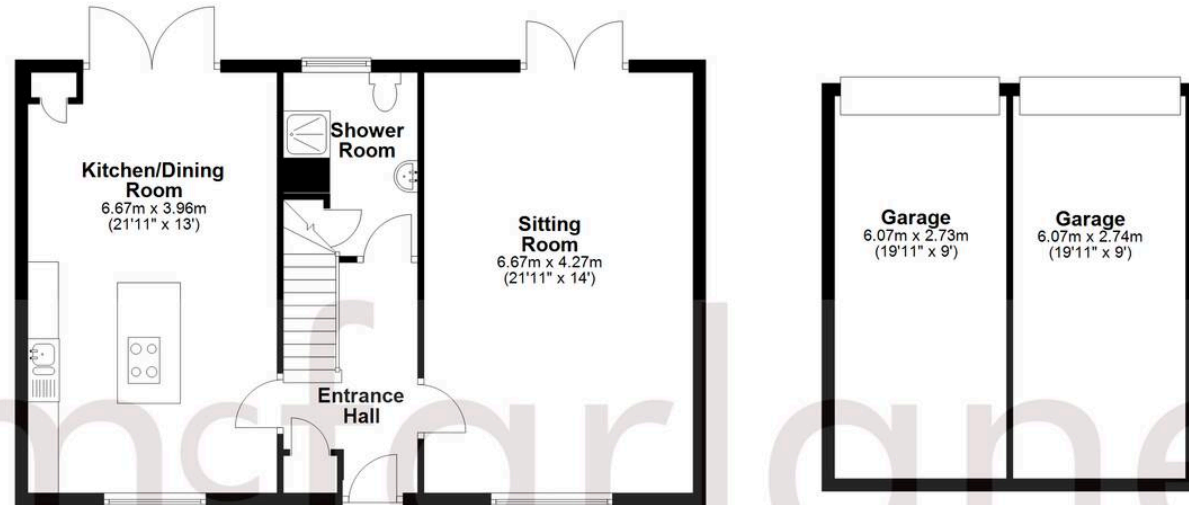
Perfectly positioned, the property offers close proximity to Old Town's Wood Street, along with excellent transport links including easy access to the A419 and Junction 15 of the M4, making it an ideal choice for commuters and families alike.

This is a superb opportunity to acquire a stylish and spacious home in a prime location, early viewing is highly recommended.



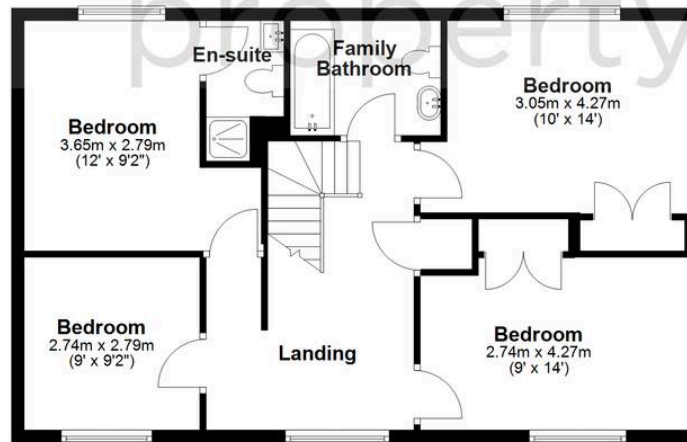
### Ground Floor

Approx. 104.3 sq. metres (1122.6 sq. feet)



### First Floor

Approx. 68.4 sq. metres (736.0 sq. feet)



Total area: approx. 172.7 sq. metres (1858.6 sq. feet)

## McFarlane Sales & Lettings

McFarlane Sales & Letting Ltd, 28-30 Wood Street - SN1 4AB

01793 296880 • oldtown@mcfarlaneproperty.com • www.mcfarlaneproperty.com/

mcfarlane  
property.com