



**9 Audley Close, SN5 6BT**

**£495,000**



Discover a truly exceptional opportunity for growing families with this spacious property, offered with no onward chain, perfectly situated in a family-friendly area known for its excellent schools and community amenities. This residence at SN5 6BT provides a wonderful foundation for creating a vibrant family home, with ample scope to design spaces perfectly suited for modern family life.

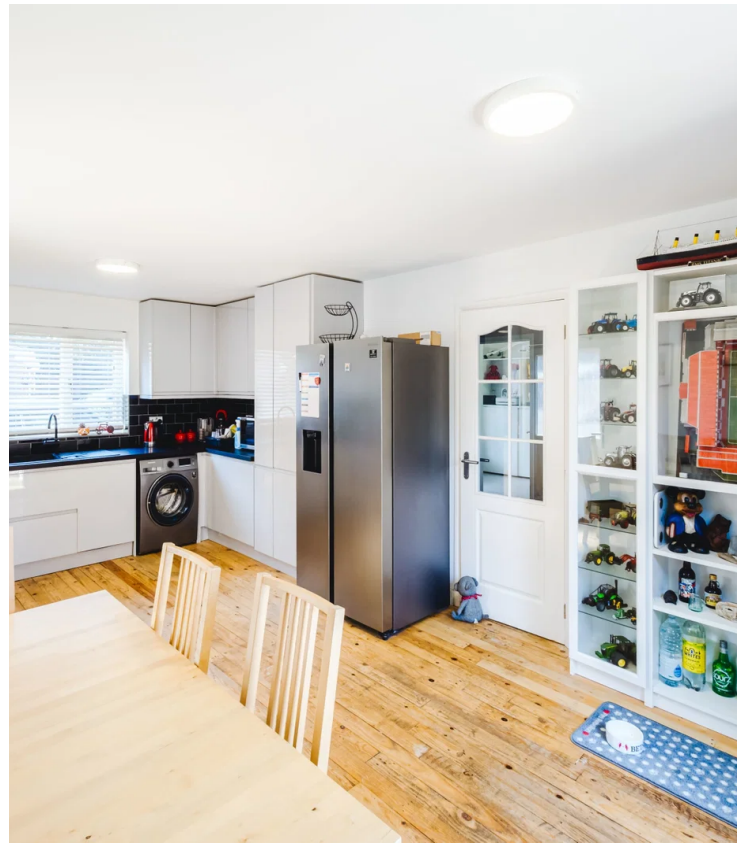
- No Chain
- Double garage
- Parking
- En-suite

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

**Property Type:** Detached House

**Council Tax Band:** E

**Tenure:** Freehold



**Discover an exceptional four-bedroom detached family home, ideally situated in a family-friendly area and offered to market with no onward chain – ready for you to create your perfect living space.** This generous residence provides a superb foundation for a vibrant family life, with ample scope to tailor it to your individual style and needs within a well-regarded community.

### **Ground Floor**

Step inside to a welcoming hallway that sets the tone for this spacious home. The ground floor seamlessly blends practical family living with ample space for relaxation and entertaining. Envision two versatile reception rooms, offering the flexibility to create a comfortable lounge for family evenings and a dedicated dining area for shared meals, or perhaps a home office or play room. The heart of this home, a well-proportioned kitchen/diner, provides a fantastic opportunity to design a bespoke culinary space, perfect for daily routines and social gatherings. A convenient conservatory extends the living area, offering a bright space ideal for enjoying the garden views year-round, while a downstairs W.C. adds to the practicality of this family home.

### **First Floor**

Upstairs, you will find four thoughtfully laid-out bedrooms, each offering a comfortable and private sanctuary. The master bedroom benefits from its own en-suite facilities, providing a tranquil retreat. Three additional bedrooms offer generous spaces, perfect for children of all ages, guests, or a versatile study area. A family bathroom serves these rooms, ready to be updated to your personal taste, ensuring morning routines are managed with ease. The spacious landing provides a bright and airy feel to the upper floor.

### **Outside**

The property features a private garden, offering an inviting outdoor space for family activities, al fresco dining, or simply relaxing. The potential for landscaping allows you to create your ideal garden oasis. To the front, a double garage and driveway provide ample off-street parking for multiple vehicles, addressing all your storage and parking needs, whether for family cars, bikes, or outdoor equipment.

### **Location**

Located in the heart of the SN5 6BT area, this home benefits immensely from its family-centric environment. The area is renowned for its excellent local schools, offering quality educational opportunities within easy reach. You'll find a welcoming community with various amenities, ensuring convenience for daily family life. Excellent transport links provide easy access to surrounding areas, perfect for work, family adventures, and broader exploration, making this an ideal place for families to thrive.

This spacious four-bedroom detached home, with its generous layout and excellent location, presents an outstanding opportunity to create a bespoke and vibrant family residence. An early viewing is highly recommended to appreciate the full potential this property offers.

**Key Information:**

Price: £495,000

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 2

Parking: Double Garage, Driveway

Heating: Mains Gas, Central

Electric Supply: Mains supply

Water Supply: Mains supply

Broadband: FTTP

Floor Area: 1457 sq ft

**Accommodation sizes:****Ground Floor**

Lounge — 3.50m x 6.74m (11'6" x 22'1")

Hallway — 2.00m x 5.07m (6'7" x 16'8")

Kitchen/Diner — 3.50m x 5.89m (11'6" x 19'4")

W.C. — Size not specified

Conservatory — 4.95m x 2.81m (16'3" x 9'3")

**First Floor**

Master Bedroom — 3.48m x 2.49m (11'5" x 8'2")

Bedroom 2 — 3.51m x 2.90m (11'6" x 9'6")

Bedroom 3 — 3.54m x 2.45m (11'7" x 8'0")

Bedroom 4 — 2.37m x 2.82m (7'9" x 9'3")

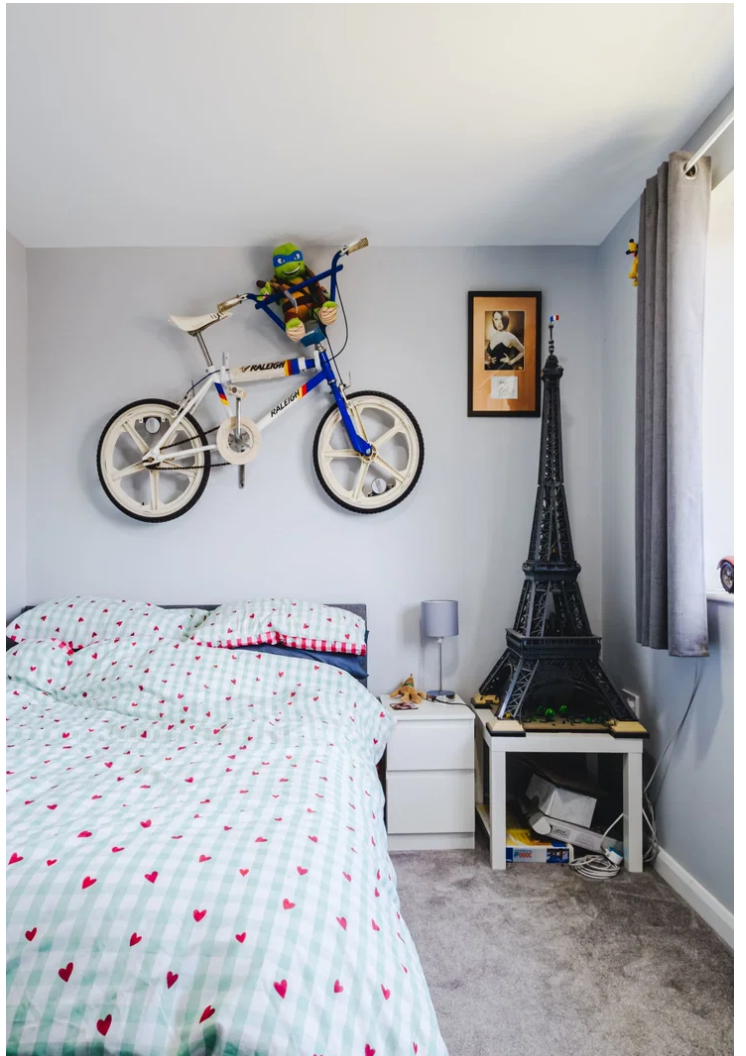
Bathroom — 2.18m x 1.95m (7'2" x 6'5")

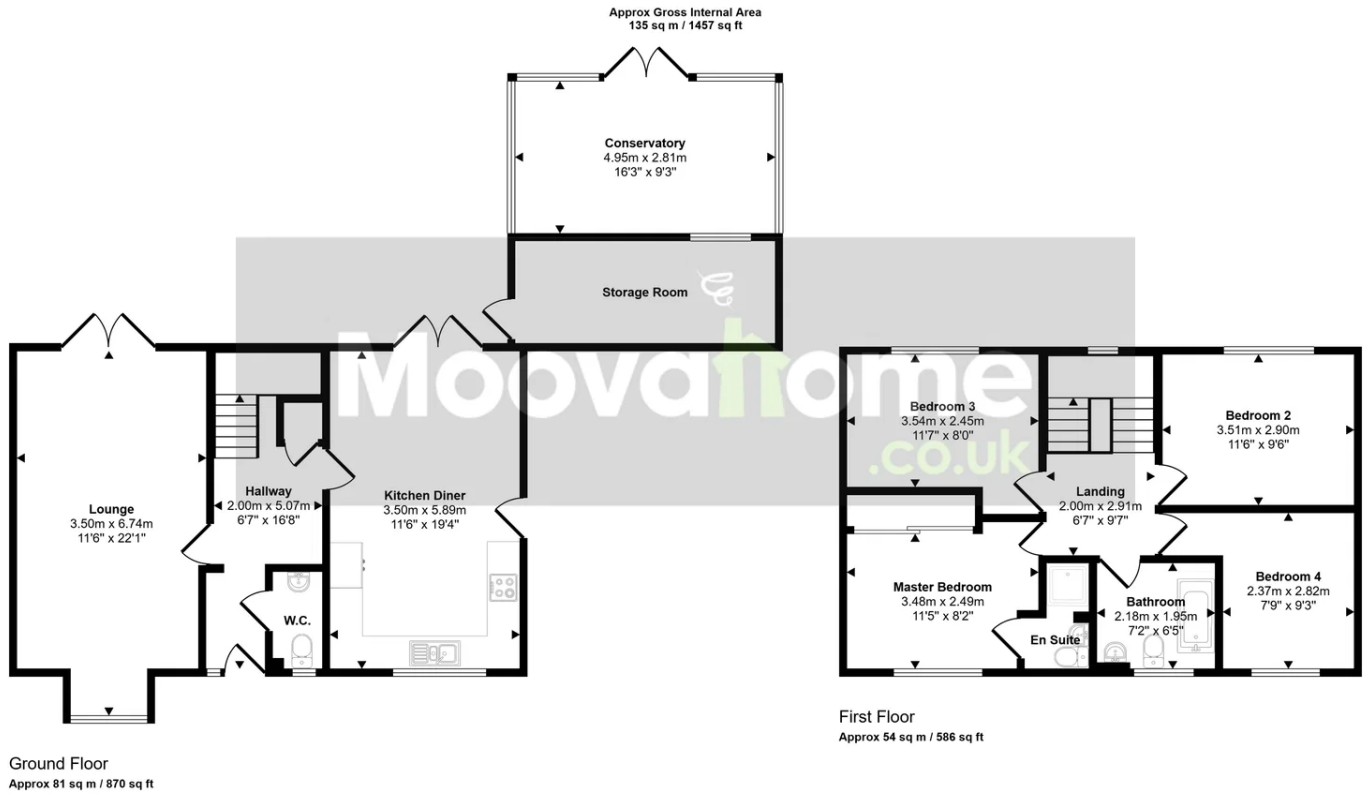
Landing — 2.00m x 2.91m (6'7" x 9'7")

En Suite — Size not specified









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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