



16 Polesdon Avenue, Coate  
Swindon

£480,000

mcfarlane

# 16 Polesdon Avenue

Coate, Swindon

Set within the highly sought-after area of Coate, this impressive five bedroom detached family home offers generous and versatile living space, thoughtfully designed for modern lifestyles. Upon entering, you are welcomed by a bright and airy entrance hall that immediately sets the tone for the rest of the property. To the left, internal access leads to a cleverly converted garage space, offering excellent flexibility, ideal as a home office, gym, playroom, or additional reception room. To the right, the spacious living room provides a comfortable space. Continuing through the ground floor, there is a convenient downstairs cloakroom, before reaching the true heart of the home, a beautiful open plan kitchen/diner. This well presented space benefits from integrated white goods and has ample natural light, thanks to two sets of French doors that open directly onto the rear garden, creating a seamless indoor outdoor flow.





## 16 Polesdon Avenue Coate, Swindon

Upstairs, the property continues to impress with five well proportioned bedrooms. The master bedroom features its own en-suite shower room, while the remaining four bedrooms are all generously sized and served by a modern family bathroom. A useful storage cupboard is also located off the landing. An additional standout feature is the loft-installed Positive Input Ventilation (PIV) system, which operates quietly to enhance air quality throughout the home while helping to reduce the risk of condensation, damp, and mould. The property further benefits from solar panels (5kWh), contributing to improved energy efficiency



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Externally, the home boasts a spacious, well maintained south facing rear garden, perfect for enjoying sunny days. The garden also features side access, an outdoor water tap, dusk-to-dawn lighting, and external electric points, along with a practical storage shed. To the front, there is a double driveway providing ample off-road parking. Ideally located, the property offers excellent access to the Great Western Hospital, Old Town, Junction 15 of the M4, and the A419, making it perfectly positioned for both commuting and local amenities. This is a superb opportunity to acquire a spacious and energy efficient family home in a desirable location.





## 16 Polesdon Avenue

### Coate, Swindon

Impressive five bed detached home in Coate with flexible garage conversion, spacious living room, and bright open-plan kitchen/diner with French doors to a south-facing garden. En-suite to master, solar panels, PIV system, double driveway, and excellent transport links. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

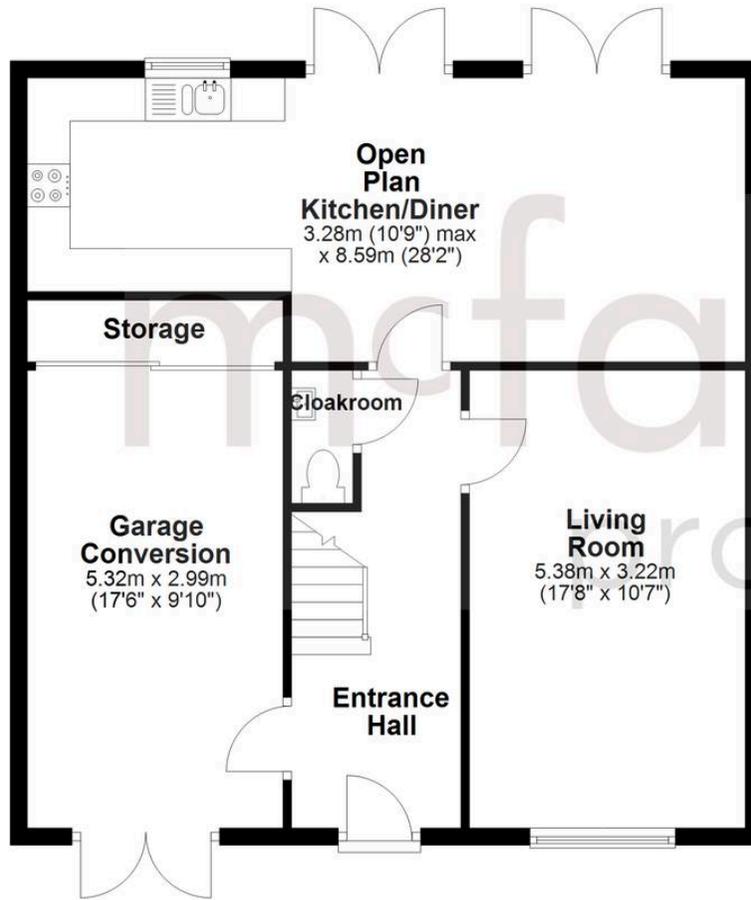
EPC Environmental Impact Rating: B

- FIVE BEDROOMS
- DETACHED PROPERTY
- SOLAR PANELS 5KWH
- SOUTH WEST FACING GARDEN
- CONVERTED GARAGE
- DRIVEWAY & EV CHARGING POINT



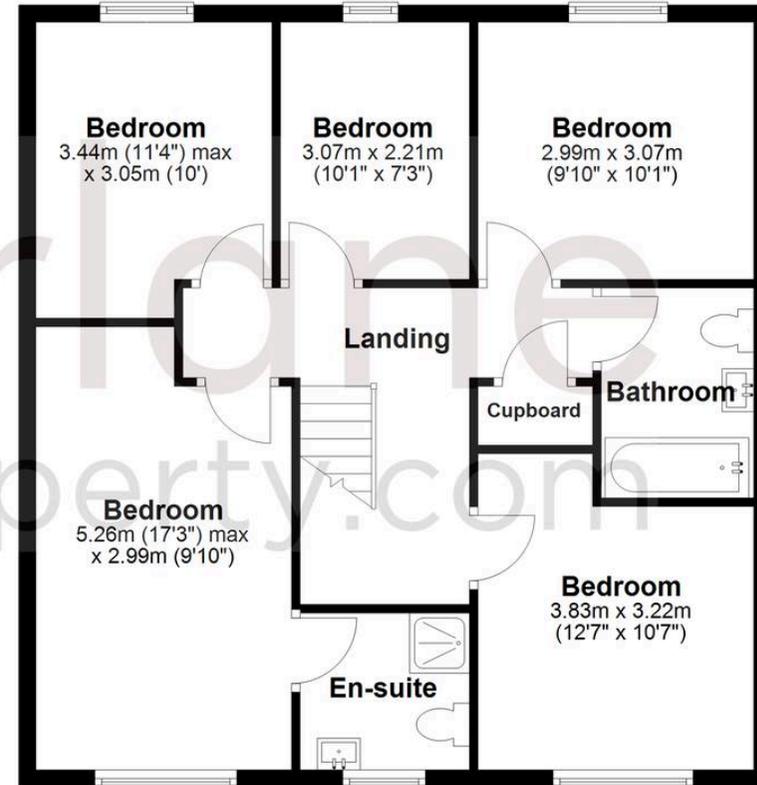
### Ground Floor

Approx. 73.8 sq. metres (794.7 sq. feet)



### First Floor

Approx. 74.1 sq. metres (797.9 sq. feet)



Total area: approx. 148.0 sq. metres (1592.6 sq. feet)

## McFarlane Sales & Lettings

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