



44 Barrowby Gate, SN3 4UH

£365,000



Discover this generously extended four-bedroom semi-detached home, offering spacious and versatile family living in the desirable area of Stratton. Having undergone thoughtful extensions in 2012 to the front and 2018 to the rear, this property provides an abundance of space, finished to a good standard throughout, perfect for a growing family seeking comfort and convenience.

- South Facing Garden
- Potential of 3 car parking spaces
- Extended Family Home (Front in 2012, rear extended on 2018)
- Cloakroom
- Good Sized Low Maintenance Garden
- Desirable Area of Stratton
- Versatile Living
- Large kitchen / Entertaining Room

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

Property Type: Semi Detached House

Council Tax Band: D

Tenure: Freehold

Room Sizes:

Ground Floor

Lounge: 3.30m x 7.01m

Bedroom Two – 2.36m x 5.18m

Kitchen/Dining Room- 5.86m x 5.31m

W.C

First Floor

Master Bedroom – 3.05m x 4.03m

Bedroom Three – 3.05m x 2.66m

Bedroom Four: 2.73m x 2.48m

Bathroom – 1.89m x 2.22m



Discover this generously extended four-bedroom semi-detached home, offering spacious and versatile family living in the desirable area of Stratton. Having undergone thoughtful extensions in 2012 to the front and 2018 to the rear, this property provides an abundance of space, finished to a good standard throughout, perfect for a growing family that loves to host and entertain.

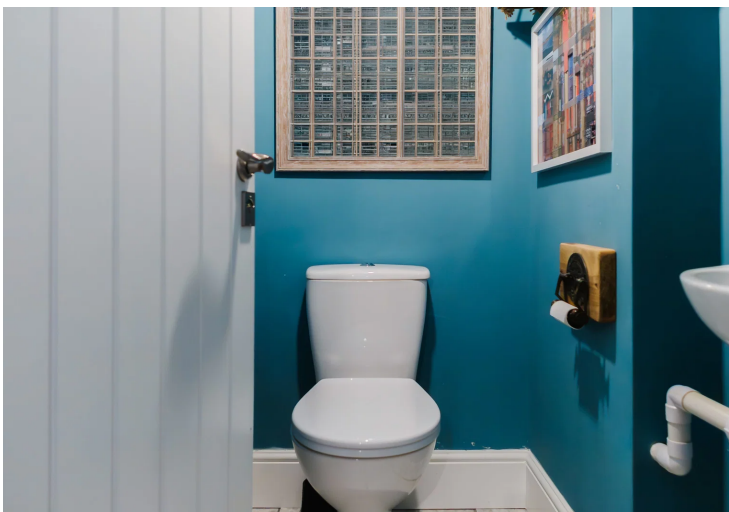
Step inside to a large, welcoming lounge that stretches an impressive 7.01m – an ideal space for relaxation, family gatherings, or entertaining guests. The heart of this home is undoubtedly the delightful kitchen/dining room, a bright and expansive area measuring 5.86m x 5.31m. This hub provides ample room for cooking, dining, and socialising, making it perfect for modern family life and those who enjoy hosting. For added convenience, the ground floor also benefits from a practical downstairs W.C.

Adding to the impressive ground floor space is Bedroom Two, a substantial room measuring 2.36m x 5.18m. This versatile addition could serve equally well as a guest suite, a dedicated home office, a children's play area, or even a secondary reception room, adapting effortlessly to your family's evolving needs, especially when accommodating visitors.

Ascend to the first floor where you'll find the remaining three well-proportioned bedrooms. The master bedroom offers a comfortable retreat, while Bedroom Three and Bedroom Four provide excellent spaces for family members or creative uses such as a study or hobby room. A well-appointed family bathroom completes the first floor, ensuring ample facilities for the entire household. The home benefits from central heating with a combi boiler, ensuring warmth and efficiency throughout.

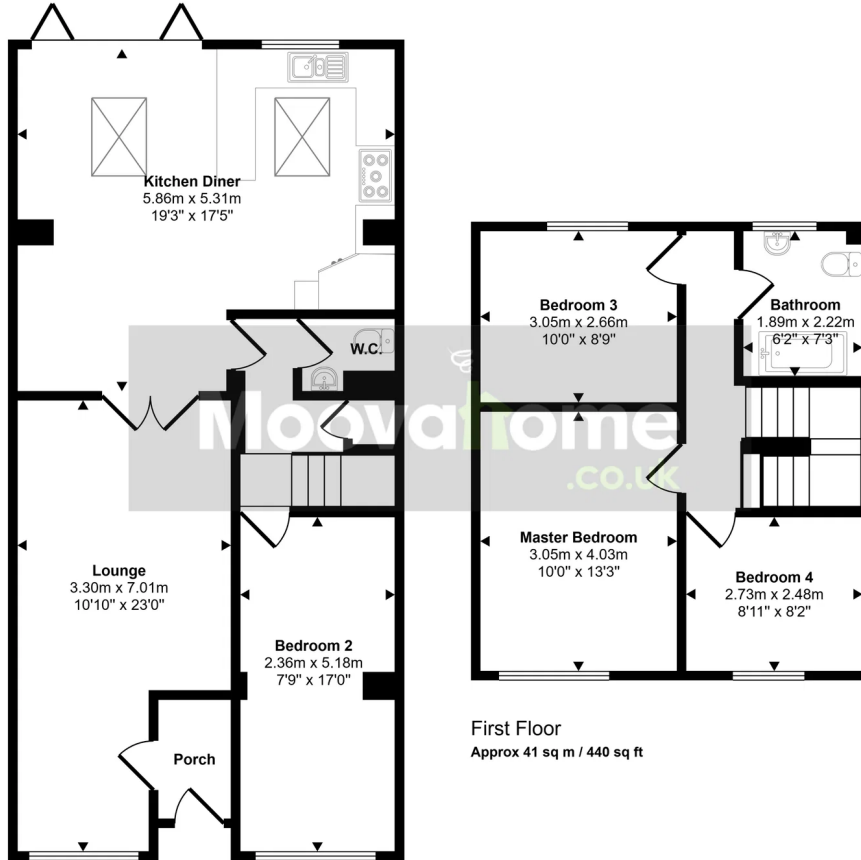
Outside, the property boasts a desirable south-facing garden, providing a lovely, sun-drenched space for outdoor enjoyment, gardening, or al fresco dining and entertaining. To the front, you'll find driveway parking for up to three cars, a significant convenience for any busy household and welcoming guests. This established 1980s home offers mains electricity and water supply, and excellent broadband connectivity with FTTP (Fibre to the Premises), catering to all your modern living requirements.

This extended family home presents a fantastic opportunity to acquire substantial living space in a popular location. We highly recommend a viewing to truly appreciate the generous proportions and versatile layout on offer.





Approx Gross Internal Area
113 sq m / 1218 sq ft



Ground Floor
Approx 72 sq m / 778 sq ft

First Floor
Approx 41 sq m / 440 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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