



3 Bedroom Detached House £350,000

19 Yeats Close, St Andrews Ridge, Swindon, Wiltshire, SN25 4GT

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3 Bedroom Detached House North Swindon

- No Onward Chain
- Detached Family Home
- Garage and Driveway Parking

***AVAILABLE WITH NO ONWARD CHAIN

***This lovely THREE BEDROOM, DETACHED family home is situated at the head of a cul-de-sac. With TWO RECEPTION ROOMS, plus a CONSERVATORY, there is also a large KITCHEN / BREAKFAST ROOM as well as a utility room and W/C. The master bedroom has an EN-SUITE, and the two further bedrooms are a good size. With a GARAGE and driveway parking and pleasant outlook this property has it all.

Property description

ENTRANCE HALL

Providing access to the sitting room and stairs to the first floor.

LIVING ROOM

14' 5" x 12' 5" (4.4m x 3.8m) A large and practical room with feature fireplace, window to the front and large archway to the dining room. There is plenty of space for all the family to gather and the window looks out onto the pretty tree in the front garden and the cul-de-sac.

DINING ROOM

11' 1" x 7' 10" (3.4m x 2.4m) An excellent additional reception room providing versatile living accommodation, a formal dining area, family room, children's playroom, or additional seating space for a larger family. There is a door to the kitchen as well as French doors to the conservatory.



CONSERVATORY

9' 2" x 7' 10" (2.8m x 2.4m) Part walled and part glazed this conservatory is a pretty design and has a full height wall to one side providing privacy. There are French doors and windows into the garden bringing the outside in, so you can enjoy the outdoors all year round from the warmth of the inside in the winter and open the doors in the summer for those BBQ days.

KITCHEN/BREAKFAST ROOM

11' 1" x 10' 9" (3.4m x 3.3m) A much larger than average kitchen/breakfast room where there is currently ample base and wall units with a rolled edge worktop, integrated oven, hob and extractor as well as space and plumbing for a dishwasher. There is plenty of additional space for perhaps a farm style kitchen table or maybe you would prefer an island unit with breakfast bar, the options are limitless. From the kitchen there is a door to the under stairs storage cupboard as well as a door to the utility room and the window over the kitchen sink overlooks the garden.

UTILITY ROOM

6' 10" x 5' 2" (2.1m x 1.6m) With space and plumbing for a washing machine and tumble dryer as well as for a fridge freezer, the utility room also houses the gas boiler, has a door to the garden and another to the W/C

WC

A handy WC especially when you are in the garden or busy in the kitchen.



LANDING

Stairs from the ground floor, access to all bedrooms, family bathroom and airing cupboard.

BEDROOM 1

12' 1" x 9' 2" (3.7m x 2.8m) Situated to the rear of the property with 2 fitted single wardrobes.

ENSUITE

Perfectly proportioned to provide a shower, wash hand basin and WC - essential in a busy family home.

BEDROOM 2

6' 6" x 9' 2" (2m x 2.8m) Another double bedroom and situated to the front of the property, this room benefits from a double built in wardrobe.

BEDROOM 3

8' 2" x 6' 10" (2.5m x 2.1m) A good sized single bedroom to the rear of the property.

FAMILY BATHROOM

With a window to the front of the property the family bathroom has a panel bath with had shower attachment, wash hand basin and WC



EXTERNAL

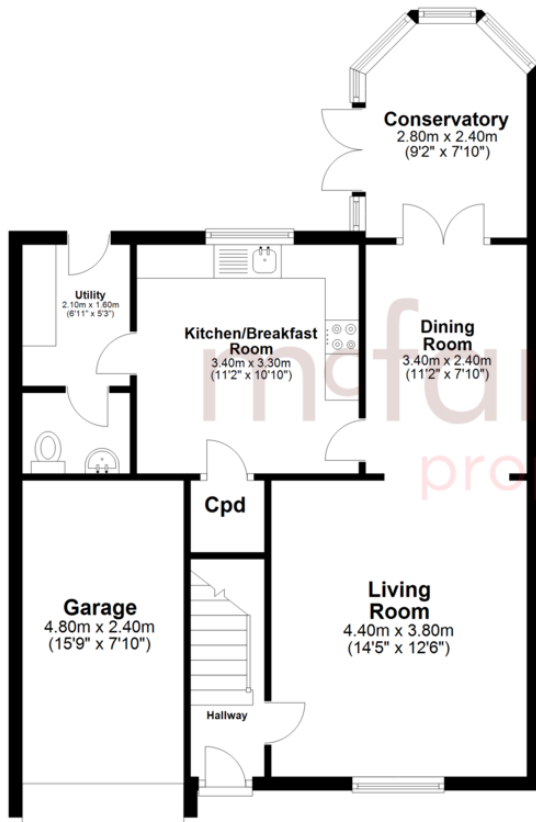
To the front of the property there is driveway parking and lawn area with a mature blossom tree.

To the rear is a good sized fully fenced garden with low walled patio area off the conservatory, a lawn with path to the bottom of the garden and some mature bushes and shrubs. A fairly blank canvas for you to make your own or just enjoy it as it is.



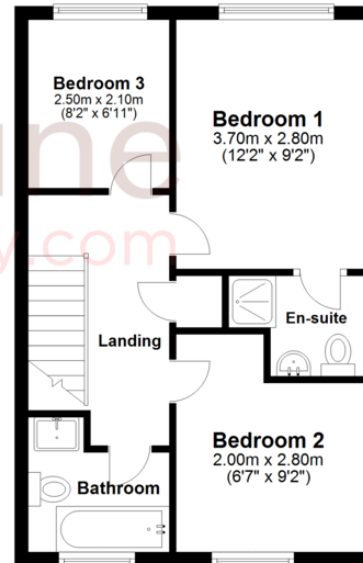
Ground Floor

Approx. 67.5 sq. metres (726.5 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.0 sq. feet)



Total area: approx. 107.0 sq. metres (1151.5 sq. feet)


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