



1 Warrener Close, Swindon, SN25 4AH  
**Guide Price: £400,000 - £425,000**

**richard james**

Village & Country Homes



## Warrener Close | North Swindon

FREEHOLD

Council Tax Band - E | EPC Rating - C



This beautifully presented four-bedroom detached family home offers a perfect balance of space, comfort, and convenience. Ideally positioned for easy access to the A419, M4, and Thamesdown Drive, the property is within close reach of the Orbital Shopping Centre, Aldi, and the David Lloyd Wellness Club.

Upon arrival, the home boasts a paved driveway with comfortable parking for two vehicles, along with gated side access leading to a well-maintained, landscaped rear garden—ideal for outdoor relaxation and entertaining.

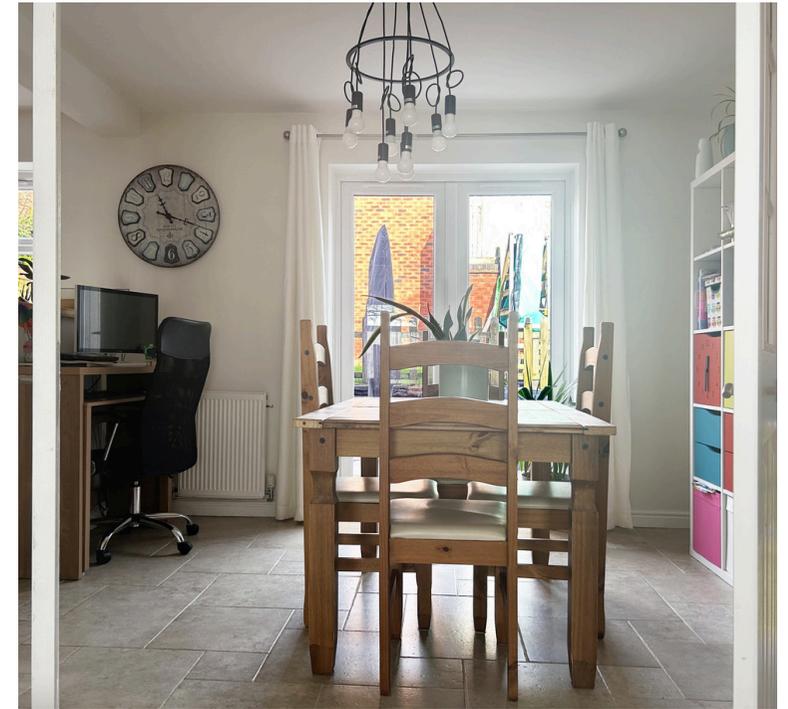
Inside, the ground floor features a bright and spacious living room, a large kitchen/dining area, and a utility room for added convenience. A workshop and a partially converted integral garage offer flexible use, with the option to restore the garage to its original full size if desired. A downstairs WC completes the ground floor layout.

Upstairs, the property offers four well-proportioned bedrooms, including a generous master suite with a modern en-suite shower room. A separate family bathroom serves the remaining bedrooms, with an additional study/bedroom 4 providing versatility for those working from home.

Additional benefits include a modern combi boiler, new uPVC windows throughout, and a partially boarded loft with ladder access for extra storage.

This is a fantastic opportunity to acquire a well-located, move-in-ready family home.

Mains Gas Central Heating  
Mains Water & Drainage  
Mains Electricity  
uPVC Double Glazing



North Swindon is a desirable area offering a blend of modern amenities, excellent transport links, and a strong sense of community. The area boasts well-rated schools, extensive shopping facilities like the Orbital Shopping Park, and plenty of green spaces, including parks and cycle paths. Its proximity to the M4 and Swindon railway station makes it ideal for commuters to London, Bristol, and other major cities. Overall, North Swindon is perfect for families, professionals, and retirees seeking convenience, quality amenities, and a welcoming atmosphere.







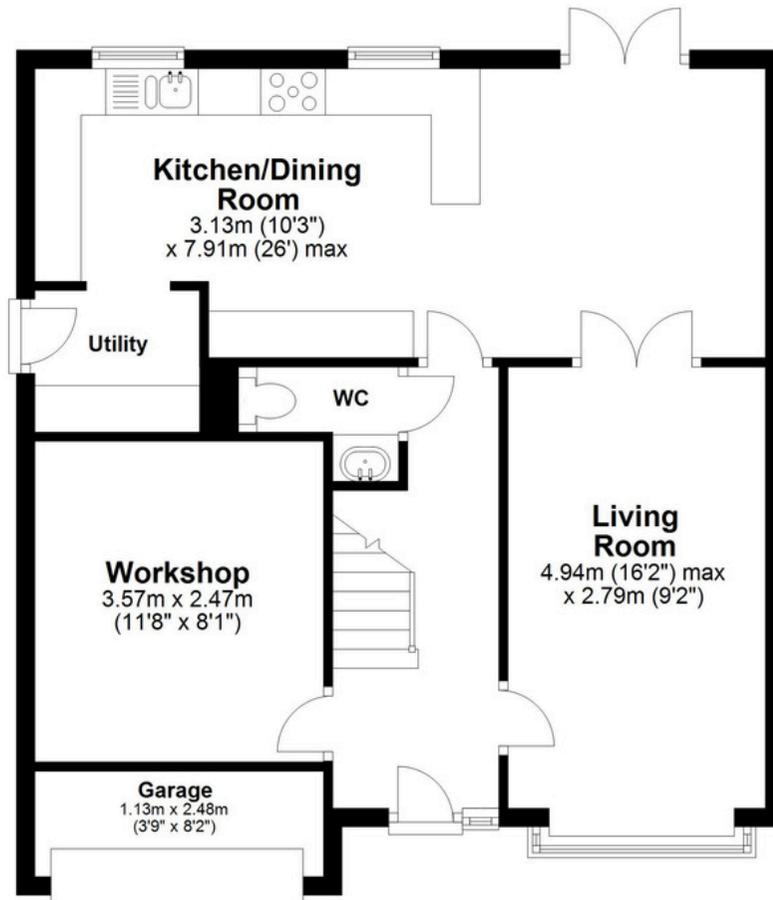




# Floorplan

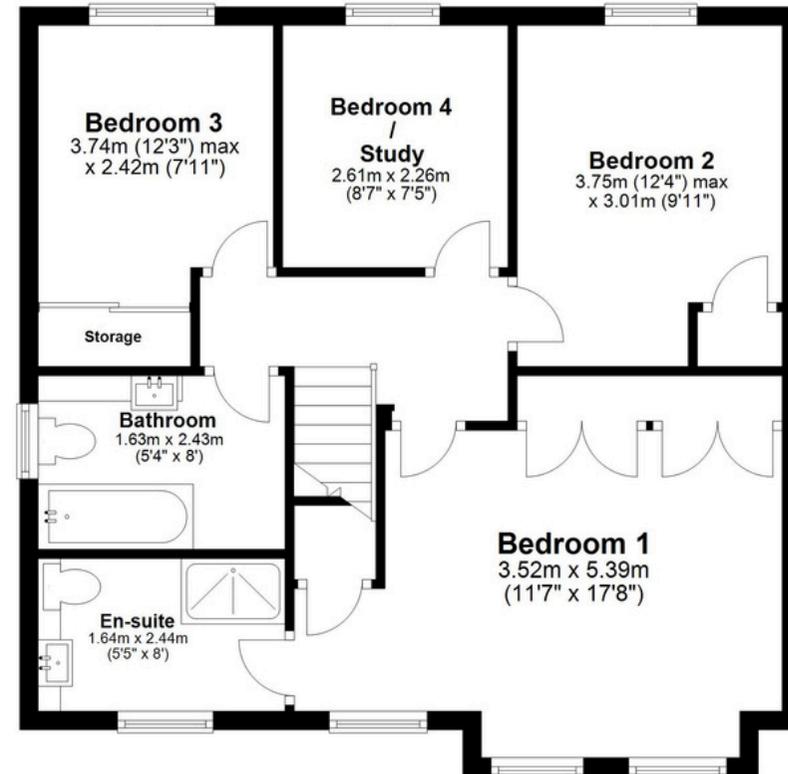
## Ground Floor

Approx. 66.3 sq. metres (713.3 sq. feet)



## First Floor

Approx. 61.1 sq. metres (657.5 sq. feet)



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