



Hatherall Close

Stratton St. Margaret, Swindon, Wiltshire, SN3 4LQ

This beautifully configured three bedroom detached home is perfectly situated to offer very convenient access for the A419 and local amenities including shops and schools.

This home has been well cared for and decorated throughout with tasteful, up to date trends. The current owners have opened up the kitchen and dining room to create a stunning, bright kitchen/diner that opens out onto the conservatory, which in recent years, has had a new roof meaning temperature is better regulated. The garage has also been converted to create a large utility room whilst leaving 6 feet of storage behind the garage door.

The house also benefits from a downstairs cloakroom, en suite to master, and family bathroom, all of which having been renovated to a modern standard within recent years.

Downstairs comprises of, entrance hall, cloakroom, utility + garage storage, living room, kitchen/diner, conservatory & enclosed garden with side access. Upstairs is two double bedrooms and one single, with en suite to master and family bathroom. The loft is partially boarded and has access via drop down ladder.

Offers Over £305,000 Freehold

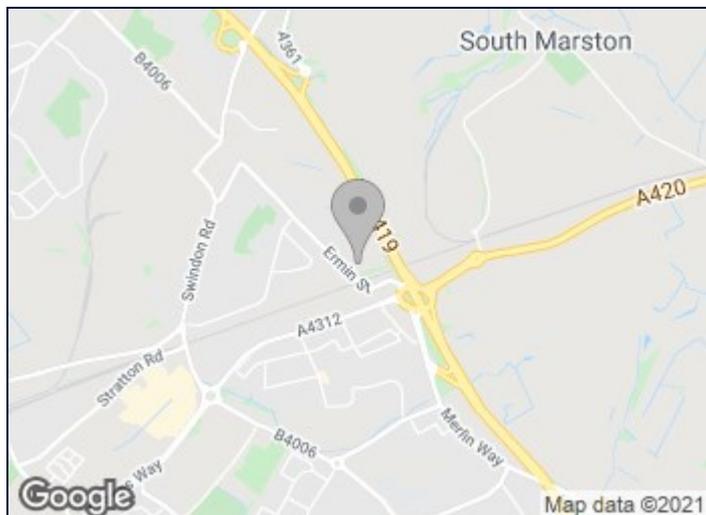


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- Detached
- Kitchen/Diner
- Cloakroom
- Three Bedrooms
- Modern Bathrooms
- Converted Garage
- Driveway Parking x 3
- En Suite
- EPC Rating - C



Area Map



Directions

Input SN3 4LQ to Satnav.

Location

This family home is situated in the popular area of Stratton St. Margaret. There are good local schools nearby and the property is within walking distance of local amenities. This property also gives very good access for the A419 which leads to both the M4 and M5, and the A420 to Oxford is just around the corner.

Entrance Hall

Entrance hall with doors to utility, cloakroom and living room. Radiator. Laminate flooring.

Cloakroom/WC

5'1"/2'0" (1.55/0.63)

Fully tiled with WC and wash basin.

Utility Room

11'11"/8'6" (3.65/2.6)

Base level units along two walls. Dog grooming sink within units currently in situ. Vinyl floor covering. Door to side of house/garden.

Garage Storage Space

6'00"/8'00" (1.83m/2.44m)

Power & Light. Up and over door.

Living Room

12'0"/9'4" (3.67/2.85)

Accessible via entrance hall and with door to kitchen/diner. Window to front elevation. Laminate floor coverings. Decorative fireplace and radiator.

Kitchen/Diner

23'3"/7'1" (7.10/2.16)

Eye and base level units. Sink with mixer tap. Integrated cooker and hob. Ceiling spotlights and under units. Twin double doors with glass panels to conservatory. Window overlooking garden. Tiled flooring. Radiator.

Conservatory

14'11"/8'11" (4.57/2.74)

Patio doors to garden. Tiled flooring.

Landing

Doors to bedrooms and family bathroom. Storage/airing cupboard over stairs. Carpeted. Loft access.

Bedroom One

10'11"/8'11" (3.35/2.74)

Window. Radiator. Door to en suite. Carpeted.

En Suite

8'11"/2'11" (2.74/0.91)

Shower cubicle, wash basin and WC. Towel radiator. Vinyl flooring.

Bedroom Two

8'11"/9'0" (2.74/2.75)

Window, radiator. Carpeted.

Bedroom Three

7'1"/6'0" (2.16/1.84)

Window, radiator. Carpeted.

Bathroom

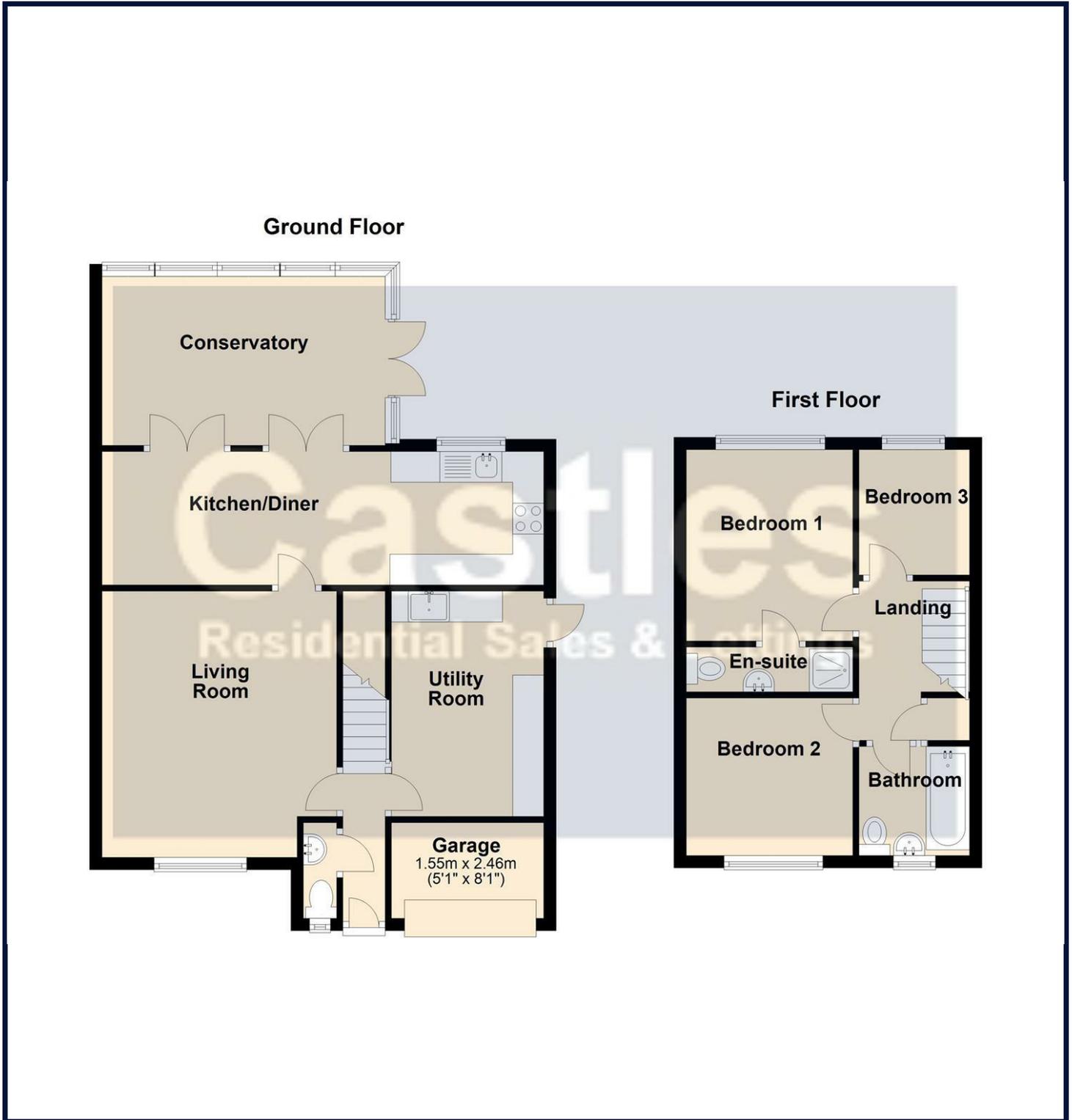
6'01"/6'05" (1.85m/1.96m)

Bath with shower overhead. Wash basin and WC. Half wall, full width mirror. Fully tiled walls. Laminated flooring.

Enclosed Garden

Side access via pedestrian gate. Tiered decking, flower beds, and remaining laid to lawn.

Floor Plans

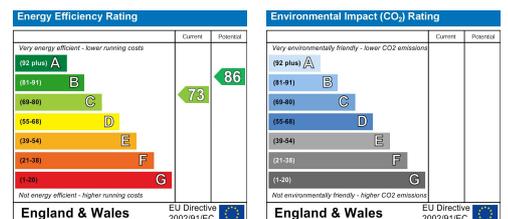


Council Tax Band: D

Energy Efficiency Graph

Viewing

For further information on this property or to arrange a viewing please contact Castles Estate Agents on 01793 611677



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