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Waggoner Close, Swindon SN25 4WU

Offers in excess of £230,000

---NO ONWARD CHAIN--- This very spacious family home offers flexible accommodation arranged over three floors. There are two large reception rooms (one of which could be used as bedroom 4), a well appointed kitchen/diner, three bedrooms, ensuite, cloakroom and a family bathroom. Benefits include a SINGLE GARAGE with driveway to front, gas central heating, Upvc double glazing and an attractive non-overlooked rear garden.

VIEWING ESSENTIAL

SITUATION

The property is placed in the popular residential area of Abbey Meads and has great access links to the A419 & M4 J15. There is a local village centre with shops and a pub all within short walking distance. The larger 24 hr Asda Walmart supermarket, Orbital retail park and leisure centre are also within an easy walk.

The Town centre is a ten minute drive with its many amenities and mainline railway station and bus station.

ACCOMMODATION

Ground Floor:- Entrance hall, reception room, lobby area, internal door to garage.

First Floor:- Lounge with French doors onto the garden, kitchen/breakfast room with a range of units, built-in gas hob, oven & extractor over, space for fridge freezer and washing machine, cloakroom

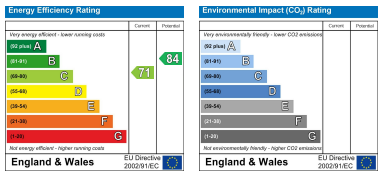
Second Floor:- Master bedroom with a range of built-in furniture and wardrobe and an ensuite shower room, family bathroom, two further bedrooms.

OUTSIDE

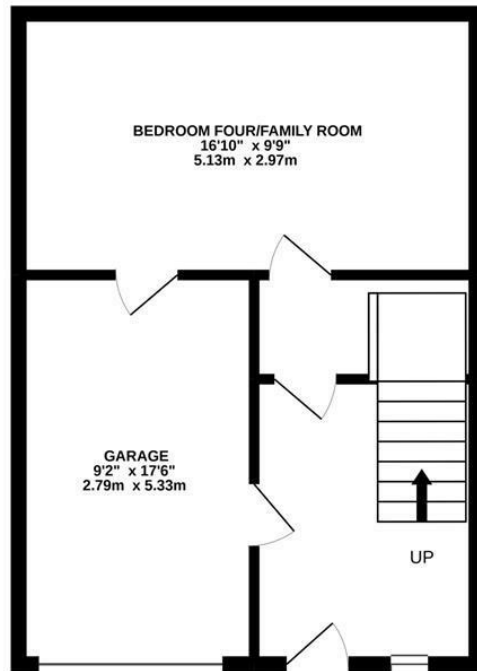
The delightful rear garden has a good degree of privacy and a pleasant outlook onto trees at the rear. The garden is tiered with a good size patio/sun terrace, steps leading up to the top terrace which has a lovely seating area and various shrub borders. There is a driveway to the front providing parking in front of the single garage.



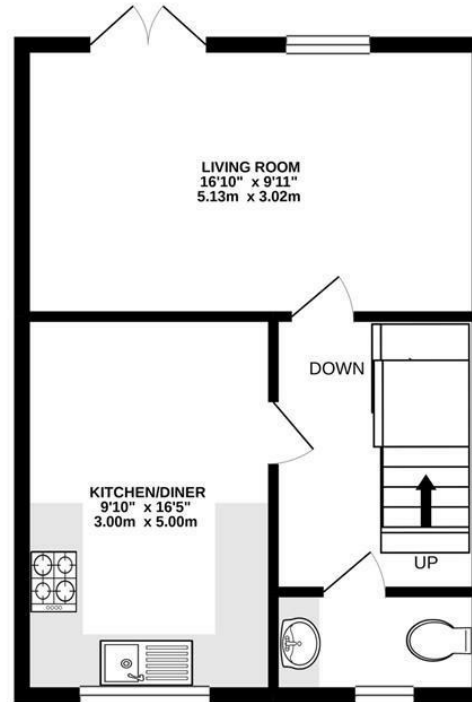




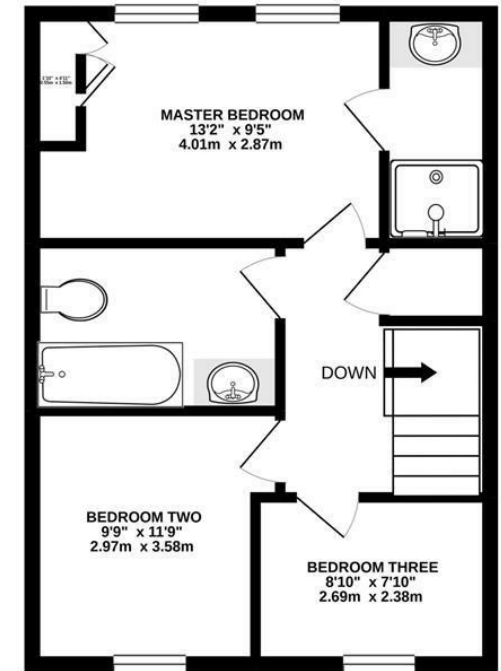
GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



2ND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1235 sq.ft. (114.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form any part of a contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.