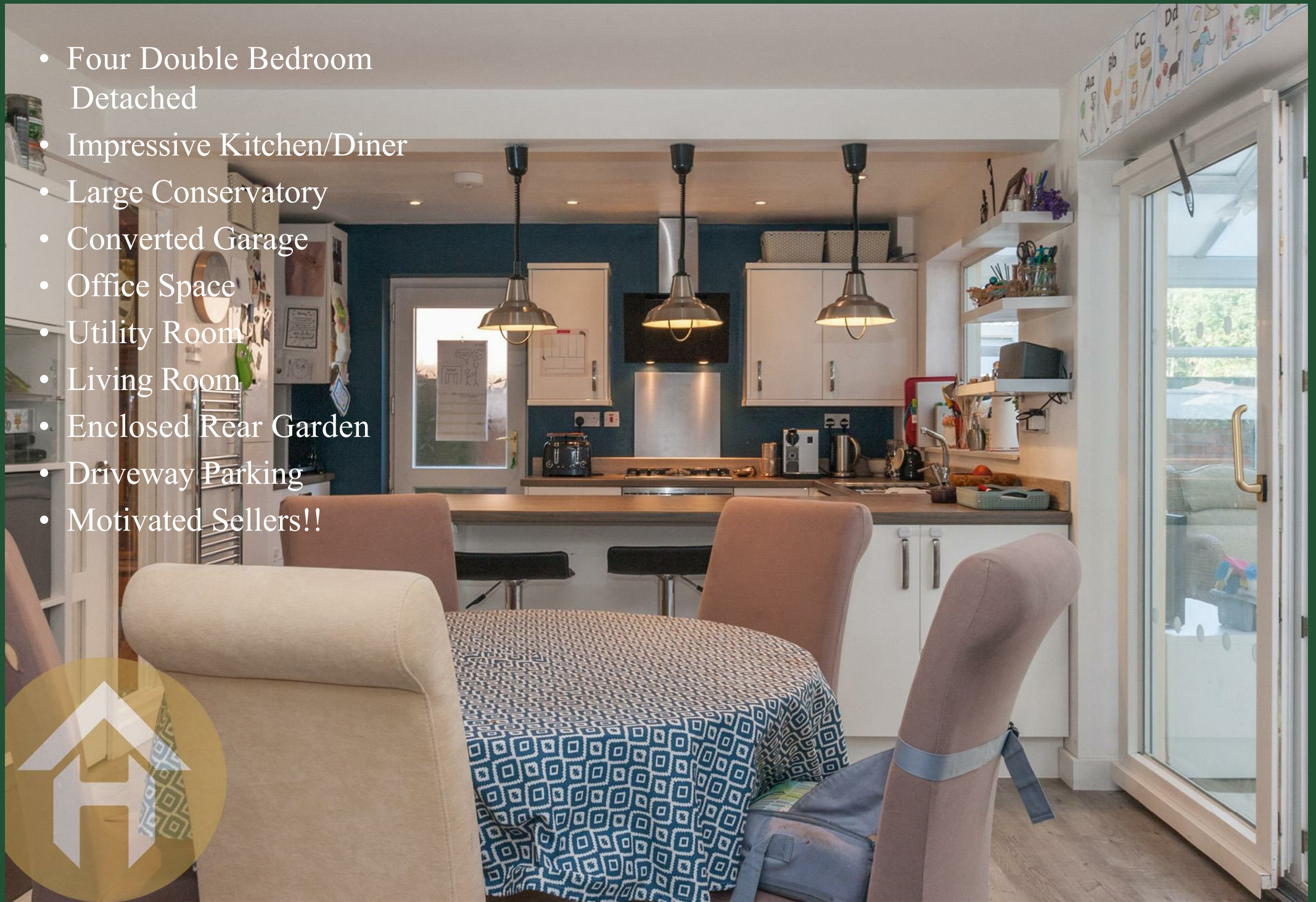




23 Yarmouth Close, Freshbrook, Swindon, SN5 8LL

- Four Double Bedroom
Detached
- Impressive Kitchen/Diner
- Large Conservatory
- Converted Garage
- Office Space
- Utility Room
- Living Room
- Enclosed Rear Garden
- Driveway Parking
- Motivated Sellers!!



23 Yarmouth Close, Freshbrook, Swindon, SN5 8LL

Offers in excess of £310,000

A generous, well proportioned & attractively priced FOUR DOUBLE BEDROOM family home benefiting from an OPEN PLAN KITCHEN/DINER, converted garage/office space and an IMPRESSIVE CONSERVATORY, located in West Swindon, close to local schools and amenities and within two miles of J16 of the M4 motorway. This family home has recently undergone improvements throughout and is almost complete however still requires a little cosmetic enhancement. Boasting in excess of 1400 sq ft of living accommodation, the internal layout comprises an entrance hallway, 18ft living room to the front, cloakroom, open plan kitchen/diner complete with breakfast bar, integrated appliances and integrated wine chiller, bi-folding doors to a converted garage - now used as an office, utility room and a large conservatory with French doors to the rear garden. The first floor has a family bathroom and four good size double bedrooms, three of which having built in wardrobes. Outside and to the front is driveway parking for two to three vehicles. Gated access to the side leads to a fully enclosed rear garden mainly laid to lawn with a patio seating area.

Further benefits include uPVC double glazing and gas radiator central heating.
To arrange a viewing and avoid missing out, contact Alan Hawkins Property Sales today!

uPVC double glazed front entrance door to the entrance hallway.

Entrance Hall

Skimmed ceiling. Two recessed spot lights. Hard wood flooring. Double panel radiator. Carpeted stair case with a 90 degree turn to the first floor landing. Door to cloakroom.

Cloakroom

Hardwood flooring. Textured and coved ceiling. Single pendant light. Obscure uPVC double glazed window to the side elevation. Low level WC. Wash hand basin. Single panel radiator. Consumer unit.

Timber framed glass panelled door to the living room.

Living Room

18'8 x 11'9 (5.69m x 3.58m)

Fitted carpet. Textured and coved ceiling. Two single pendant lights. Floor to ceiling uPVC double glazed window to the front elevation, further uPVC double glazed window to the front. Chimney breast with marble hearth and timber mantle surround. Television point. Satellite dish telephone point. Two double panel radiators. Timber framed glass panelled door to the kitchen/diner.

Kitchen/Diner

19'1 x 10'11 (5.82m x 3.33m)

Vinyl tiled flooring. Skimmed ceiling. Eleven recessed spot lights. Three down lights over the breakfast bar. uPVC obscure double glazed door to the side elevation. uPVC double glazed sliding patio doors to the conservatory. uPVC double glazed window to the rear. Timber framed bi-folding glass panelled doors to the office. Kitchen comprises roll top work surface with breakfast bar. Integrated double oven with four ring gas hob with stainless steel splash back behind and extractor fan over. Integrated stainless steel one and a half bowl sink with side drainer. Integrated wine chiller. Space and plumbing for dishwasher. Integrated fridge/freezer. Range of matching wall and base units with soft closing doors. Integrated bin. Spice rack. Set of pan drawers. Additional wine rack. Cupboard housing the boiler. Chrome ladder style heated towel rail and vertical radiator.

Office

12'4 x 7'7 (3.76m x 2.31m)

Fitted carpets. Skimmed ceiling. Sky light. Two wall down lighters. Vertical radiator. uPVC double glazed window to the front elevation. Door to the utility room.

Utility Room

7'7 x 5'7 (2.31m x 1.70m)

Vinyl tiled flooring. Skimmed ceiling. Fluorescent strip light. uPVC double glazed

window to the rear elevation. Door to conservatory. Roll top work surface with stainless steel sink with side drainer, double cupboard under. Space and plumbing for washing machine. Space for dryer. Space for up-right fridge/freezer. Single panel radiator. Additional storage cupboards. Extractor fan.

Conservatory

19'7 max x 12'2 max (5.97m max x 3.71m max)

Tiled flooring. Pitched poly-carbonate roof with pendant light. uPVC double glazed french doors to the rear garden. Brick base with uPVC double glazed windows surrounding. Two opening ceiling vents. Power and lighting.

First Floor Landing

Fitted carpet. Textured ceiling. Single pendant light. Single panel radiator. Loft hatch to a loft storage area. Door to airing cupboard with slatted shelving housing the hot water cylinder and immersion heater. Doors to

Family Bathroom

7'5 x 5'9 (2.26m x 1.75m)

Vinyl flooring. Textured ceiling. Six recessed spot lights. Obscure uPVC double glazed window to the side elevation. Single panel radiator. Low level WC. Pedestal wash hand basin. Panelled bath with tiled splash back surround.

Bedroom One

14'7 x 9'10 (4.45m x 3.00m)

Fitted carpet. Textured ceiling. Ceiling light and fan. uPVC double glazed window to the rear elevation. Single panel radiator. Double doors to over stairs storage cupboard with shelving and hanging rail. Television point.

Bedroom Two

11'10 x 9'10 (3.61m x 3.00m)

Fitted carpet. Textured ceiling. Single pendant light. uPVC double glazed window to the front elevation. Single panel radiator. Double doors to over stairs storage cupboard with shelving and hanging rail.

Bedroom Three

10'3 x 8'5 (3.12m x 2.57m)

Fitted carpet. Textured ceiling. Single pendant light. uPVC double glazed window to the rear elevation. Single panel radiator.

Bedroom Four

9'0 x 8'6 (2.74m x 2.59m)

Fitted carpet. Textured ceiling. Single pendant light. uPVC double glazed window to the front elevation. Single panel radiator. Door to storage cupboard with shelving and hanging rail.

Outside to the front

Tarmac driveway with additional parking for two/three vehicles. Gated side access to the rear garden.

Outside to the rear

Enclosed private rear garden with patio seating area. Garden laid to lawn, surrounded by flower beds and borders. Timber framed shed.

Council Tax - Swindon County Council

For information on tax banding and rates, please call Swindon Council, Civic Offices Euclid Street Swindon SN1 2JH

Viewings

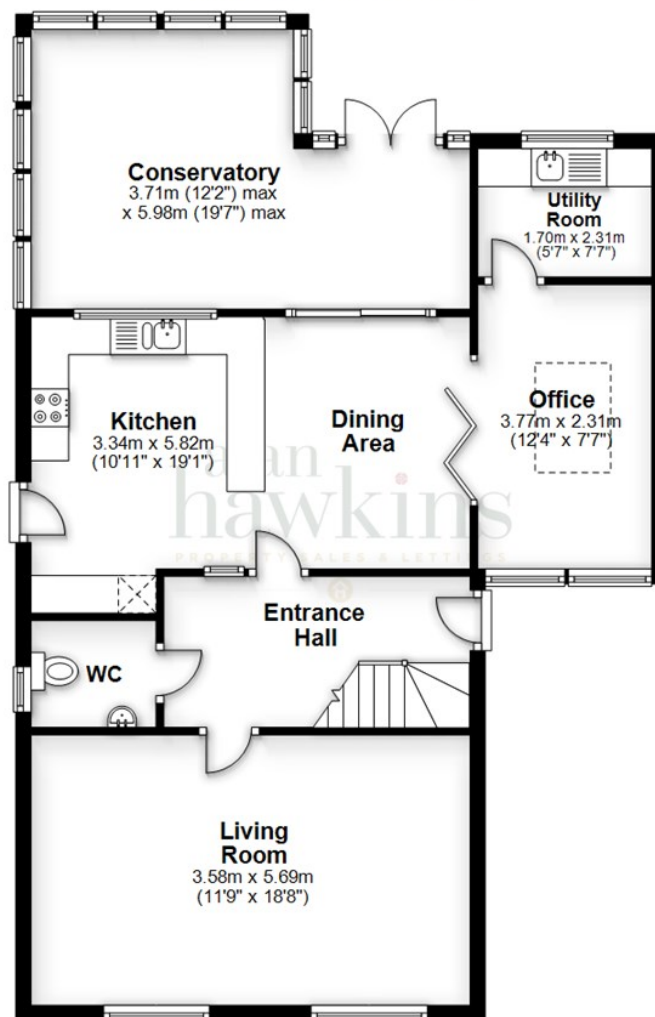
Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222





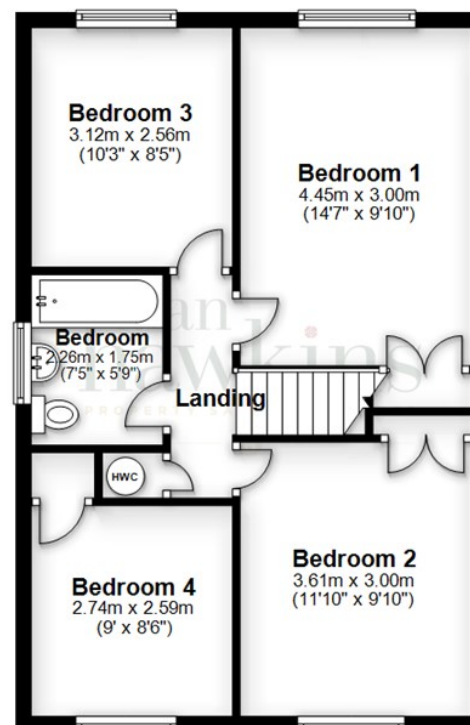
Ground Floor

Approx. 84.5 sq. metres (909.3 sq. feet)



First Floor

Approx. 51.6 sq. metres (555.6 sq. feet)



Total area: approx. 136.1 sq. metres (1464.9 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. All Rights Reserved, no unauthorised use, copying or reproduction permitted.
Plan produced using PlanUp.

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