alan hawkins
PROPERTY SALES & LETTINGS

2 Moat Walk, Wroughton, Swindon, SN4 9JW

- Mature Semi-Detached
- Two Receptions
- Modern Kitchen
- Utility
- Replacement uPVC Double Glazing
- Enclosed Rear Garden
- Off Road Parking
- Facing Onto Small Permanent Green
- Close to Amenities.
- Viewing Recommended

2 Moat Walk, Wroughton, Swindon, SN4 9JW

£264,995

A deceptively spacious and mature bay-windowed three bedroom semi-detached house situated in a quiet cul-de-sac location over-looking a small permanent green in the popular village of Wroughton. Internally the property boasts a spacious hallway alongside the lounge, separate dining room, kitchen, and utility room. To the first floor is a modern family bathroom and three generous bedrooms with fitted double wardrobes to bedroom 1. Externally, the property benefits from an enclosed rear garden with double gated access to the block paved double length parking, in turn leading to the attached garage with power and lighting. Further attributes include replacement uPVC double glazing, gas fired radiator central heating and hot water. A property that is sure to please, so viewing at your earliest convenience is recommended.

uPVC partially glazed front entrance door with side panelled window gives access to;

Entrance Hall

Skimmed ceiling. Pendent light. Wood laminate flooring. Radiator. Carpeted staircase with a 90 degree return to the first floor landing. Wall mounted thermostat control. Door to;

Utility/Storage

8'7 x 7'10 (2.62m x 2.39m)

Skimmed ceiling. Ceiling light. uPVC double glazed window to the front elevation. Personal door to garage;

Kitchen

18 max x 7'5 (5.49m max x 2.26m)

Three way pendent spot light. A range of light wood grain matching wall and base units under contrasting stone effect roll top work surfaces with inset 4 ring stainless steel gas hob under a cooker hood. Under surface appliance space for a fridge. Base units comprise two single, one double cupboard and one drawer unit. Stainless steel one and a half bowl sink with a drainer aside, double cupboard under and appliance space with plumbing for washing machine. Further built in units with an integrated double 'Baumatic' electric oven with storage over and under. Large storage cupboard. Further work surface with appliance space under. Wall units comprise two double cupboards and a further unit housing an ideal classic boiler supplying the domestic hot water and central heating. Tiled surrounds. Tiled effect vinyl flooring. uPVC double glazed window to the rear and side elevation. uPVC partially glazed door to the rear garden. Door to; Under-stair cupboard with shelving, electric consumer unit. Telephone point . From the kitchen an open door way to;

Dining Room

9'11 x 9'1 (3.02m x 2.77m)

Three way pendent light, wood laminate flooring, single radiator, large uPVC French doors to the rear garden. Open double doorway through to;

Living Room

14'3 into bay x 10'8 (4.34m into bay x 3.25m)

Skimmed ceiling. Three way pendent light. UPVC double glazed box bay window to the front elevation, wood laminate flooring, single radiator, open doorway to the hall. Electric fire standing on hearth with timber surrounds and a gas point (capped), sky COAX point (subject to contract).

First Floor Landing

From the hall, a staircase to the landing with uPVC double glazed obscure window to the side elevation. Loft hatch to a partially boarded loft area with lighting.
Door to:

Bedroom One

12' x 10'9 (3.66m x 3.28m)

uPVC double glazed window to the front elevation. Skimmed ceiling. Pendent light. Single radiator. Sliding mirror doors to a wardrobe with hanging space. Fitted carpets.

Bedroom Two

9'11 x 9'2 (3.02m x 2.79m)

Skimmed ceiling. Pendent light. uPVC double glazed window to the rear elevation. Fitted carpets. Single radiator.

Bedroom Three

12'6 x 7'5 (3.81m x 2.26m)

Skimmed ceiling. Pendent light. uPVC double glazed window to the rear elevation. Single radiator. Telephone point. Fitted carpet.

Family Bathroom

Skimmed ceiling. Ceiling light. Modern white suite comprising shower/bath with a 'Triton' electric shower over. Pedestal wash hand basin. Closed coupled WC. Tiled surrounds. uPVC obscure double glazed window to the front elevation. Chrome heated towel rail. Tiled flooring. Door to airing cupboard housing a lagged hot water cylinder with slatted shelving. Timer controls to the domestic hot water and central heating.

Outside to the Front

Walled front garden with gated access enclosed by picket fencing. Neatly laid block paved patio with blue slate side chippings. Canopy porch with lighting to the front door.

To the Rear

Fully enclosed rear garden enclosed by close board fencing with a south eastly aspect. Sun decking area. Garden laid to lawn. Double gated access to a block paved double length driveway leading to the garage.

Garage

garage with an up and over door. Personal door to the utility room.

Council Tax - Swindon County Council

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

Viewings

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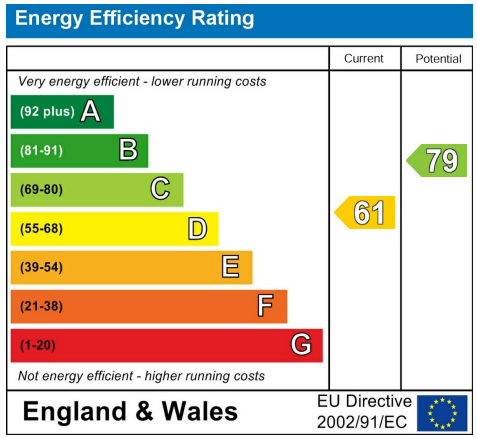

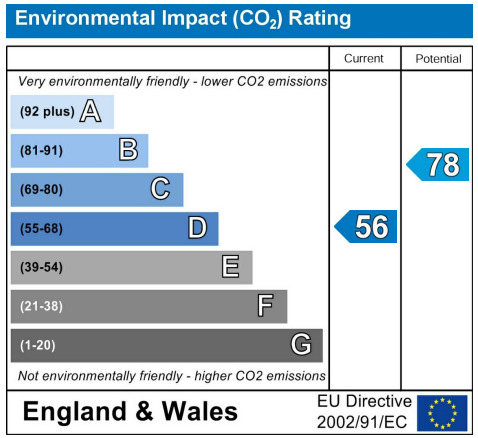

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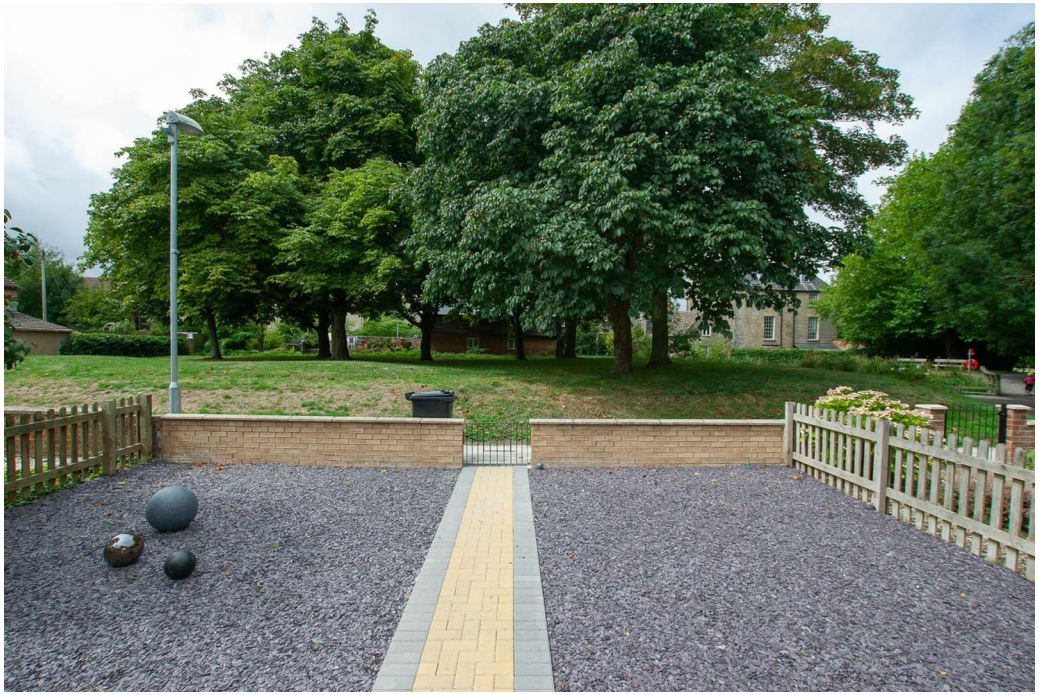
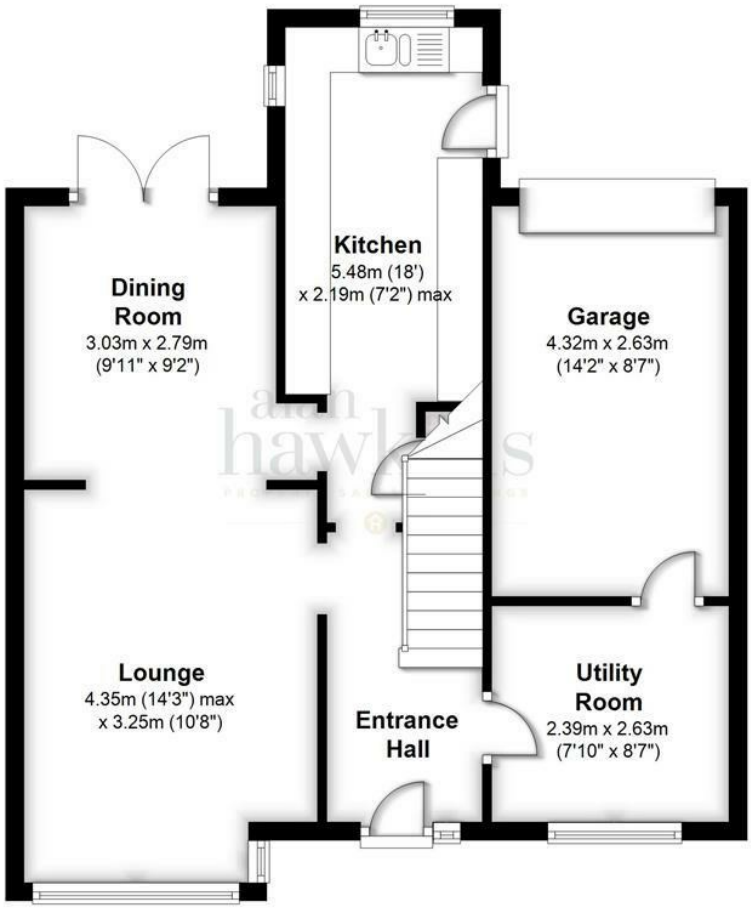


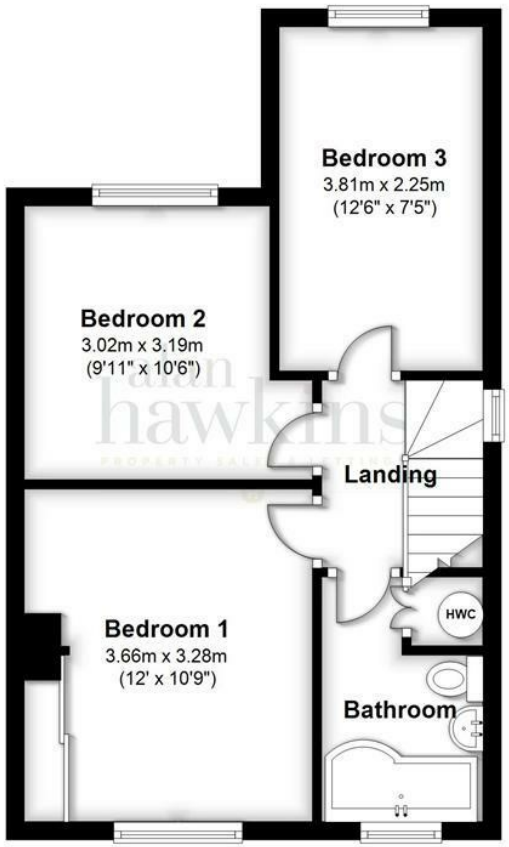
Ground Floor

Approx. 59.1 sq. metres (636.6 sq. feet)



First Floor

Approx. 39.2 sq. metres (421.6 sq. feet)



Total area: approx. 98.3 sq. metres (1058.2 sq. feet)

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PROPERTY SALES & LETTINGS

The Property Ombudsman

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National Association of Estate Agents

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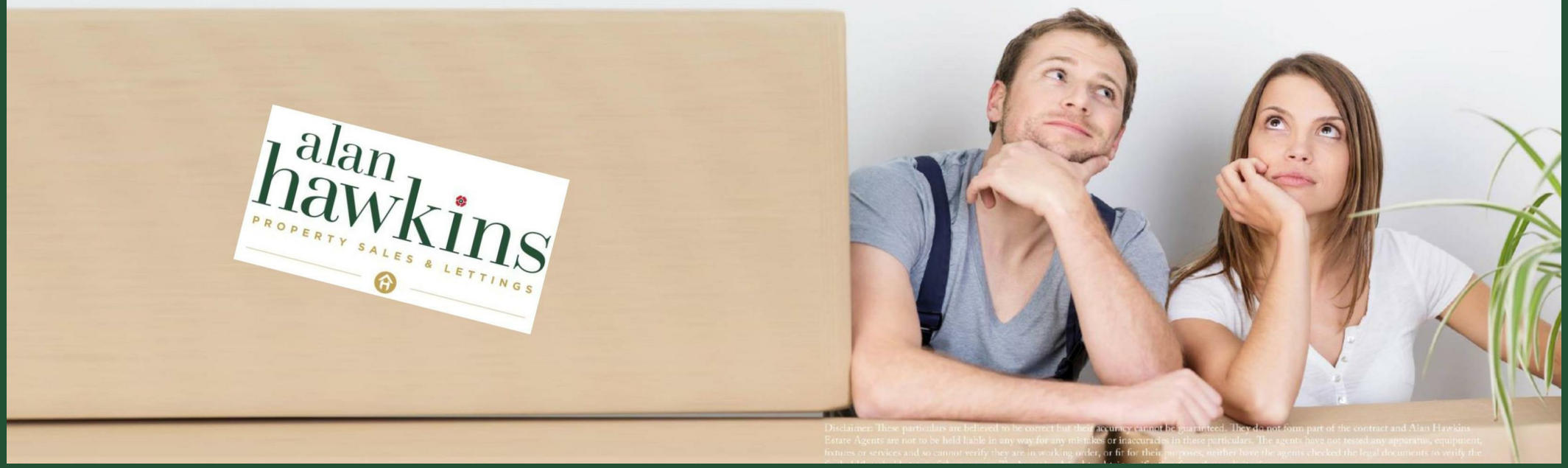

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