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# 28 Brook Meadow, Wroughton, Swindon, SN4 9LA

## £119,950

An attractive bay windowed, nearly new 'Tingdene' 38' x 12' park home situated on the Residential site of Brookmeadow Park, located in the village of Wroughton, offering many local shops and businesses close by and a short bus ride into the Swindon Town Centre.

This particular home has low maintenance surrounding gardens and a nearby allocated parking space with the accommodation internally comprising a hallway with airing cupboard, a pitched ceiling open plan kitchen/living area with attractive box bay window and fireplace, modern range of kitchen units with integrated appliances, study/dressing room, a shower room with walkin shower and a generous bedroom with fitted wardrobe.

Further attributes includes LPG central heating the residual of a 10 year Goldshield warranty.

All-in-all a delightful home that is sure to please. Call today to arrange a viewing.

Partially glazed uPVC front entrance door with cat flap gives access to the

**Entrance Hall**  
Coved ceiling. Two LED down lighters. Fitted carpet. Single radiator. Panelled door to a cloaks cupboard/airing cupboard with slatted shelving and housing a radiator. Wall mounted thermostat control for the central heating. Panelled door to the

**Open Plan Living Accommodation**  
**18' x 10'1 (5.49m x 3.07m)**  
Pitched ceiling. Kitchen Area with a four way track spot light. Cream fronted cottage style matching wall and base units under a post formed roll top wood grain effect work surface with inset stainless steel sink with drainer to the side with appliance space and plumbing for washing machine under. Large under sink corner cupboard with a further single unit and drawer unit. Integrated electric CDA oven with a matching four ring gas hob with stainless steel splash back and extractor hood over. Wall units comprise two single cupboards. Further cupboard housing a 'Potterton' combination boiler supplying the domestic hot water and central heating. Integrated fridge and freezer. Wood effect vinyl flooring. uPVC double glazed window to the side elevation.

Living Room Area:  
Fitted carpet. Double radiator. Pendant light. uPVC French doors to the front. Large uPVC box bay window. Television point. BT Openreach telephone point. 'Sky' coax connection subject to contract and connection. Cast iron effect feature fireplace, hearth and backing with mantle over with a flame effect electric fire remote controlled.

From the entrance hall there is a panelled door to the

**Dressing Room/Study**  
**7'4 x 4'11 (2.24m x 1.50m)**  
uPVC double glazed window to the rear elevation. Single radiator. Fitted carpet. Panelled door to the

**Bedroom**  
**10'1 x 8'1 (3.07m x 2.46m)**  
Pendant light. uPVC double glazed window to the side elevation. Fitted carpet. Single radiator. Fitted double wardrobe with hanging space and shelving.

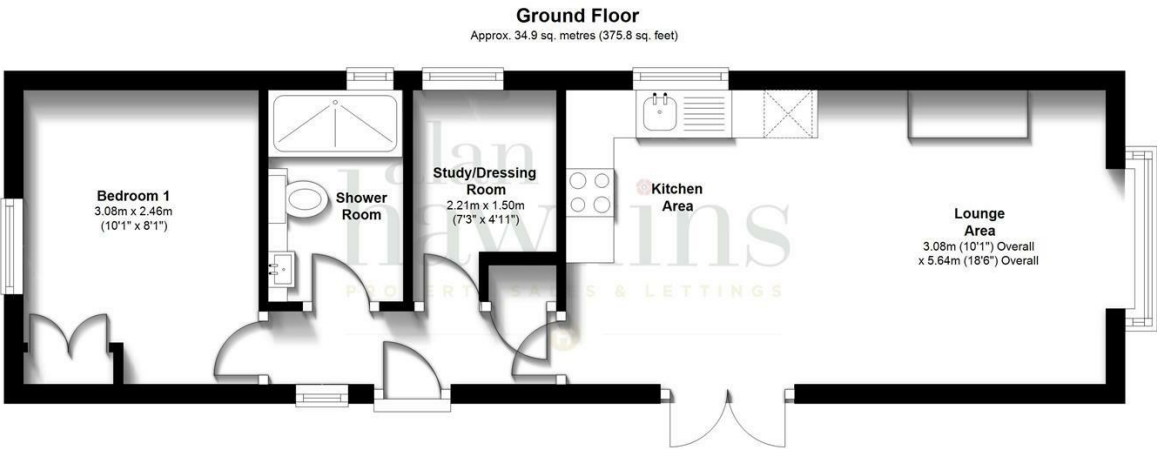
**Shower Room**  
**7'3 x 4'7 (2.21m x 1.40m)**  
Ceiling light. Extractor fan. uPVC obscure top hung double glazed window to the rear elevation. Fully tiled surrounds. Tiled effect vinyl flooring. Large walk-in shower cubicle with a plumbed shower with 'Monsoon' shower head over. Fitted vanity unit with a moulded sink with cupboard under. WC with concealed cistern. Wall mounted mirror. Shaver point. Single radiator.

**Outside**  
Garden surrounding. Low maintenance laid to gravel. Steps rising to the front door. Enclosed by low level close board fencing. Hard standing with a PVC storage shed with electrics. Raised flower borders to the rear. Outside cold water tap. Allocated nearby parking. Outside power points. Outside lighting.

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

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

**Pitch Fee**  
A monthly Pitch Fee is payable at £139 pcm. (this is likely to increase annually in line with inflation)



Total area: approx. 34.9 sq. metres (375.8 sq. feet)

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