



17 Hudson Way, Swindon, SN25 4WJ
Offers In Excess Of £300,000

SWINDON
HOMES 
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Tucked away in a quiet corner of Hudson Way, Swindon, this well maintained property makes for an ideal family home. The residence boasts a spacious living room with a separate dining room and kitchen that could be changed to open plan living.

The property features three well-appointed bedrooms, ensuring that there is plenty of room for family members or guests. With two bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

One of the standout features of this home is the large conservatory, which serves as a sun-drenched retreat, perfect for enjoying the garden views or socialising. The property is tucked away, providing a sense of privacy while still being conveniently located near local amenities.

For those with vehicles, the property offers a leasehold garage with driveway parking. Built in the 2000s, this home combines modern living with a welcoming atmosphere, making it a wonderful choice for families seeking a peaceful yet accessible location.

In summary, this charming property on Hudson Way is a fantastic opportunity for anyone looking to settle in Swindon, offering generous living space, ample parking, and a lovely conservatory to enjoy throughout the year.

Entrance Hall

3'3" x 4'5" (1 x 1.35)

Entrance door, door to W.C., door to living room, radiator

Living Room

15'3" x 12'11" into 10'10" (4.66 x 3.94 into 3.31)

Window to front aspect, stairs to first floor, under-stairs storage cupboard, two radiators, door to dining room

Dining Room

7'6" x 8'6" (2.29 x 2.6)

Sliding door to conservatory, archway to kitchen, radiator





Kitchen

7'6" x 8'6" (2.29 x 2.6)

Window to conservatory, units at eye and base level, integrated electric oven, ceramic hob with extractor over, space for under counter fridge, space and plumbing for slimline dishwasher, kitchen sink

Conservatory/ Sun Room

14'2" x 9'6" (4.33 x 2.9)

uPVC windows to rear garden with built in blinds, double doors to garden, radiator

Landing

Stairs from ground floor, doors to bedrooms and bathroom, over stairs storage cupboard

Master Bedroom

8'8" x 8'5" (2.65 x 2.57)

Window to front aspect, built in double wardrobe, radiator, door to en-suite

En-Suite

5'2" x 4'11" (1.6 x 1.5)

Shower cubicle with Mira electric shower, wash basin, WC, radiator, extractor fan

Bedroom Two

8'7" x 7'8" (2.63 x 2.36)

Window to rear aspect, built in double wardrobe, radiator

Bedroom Three

6'5" x 8'2" into 9'1" (1.97 x 2.51 into 2.77)

Window to front aspect, radiator

Bathroom

6'4" x 5'2" into 6'6" (1.95 x 1.6 into 2)

Window to rear aspect, wash basin, WC, bath, extractor fan, radiator

Rear Garden

Mature well maintained garden with patio area leading to lawn, workshop with power & light, rear access to garage

Garage

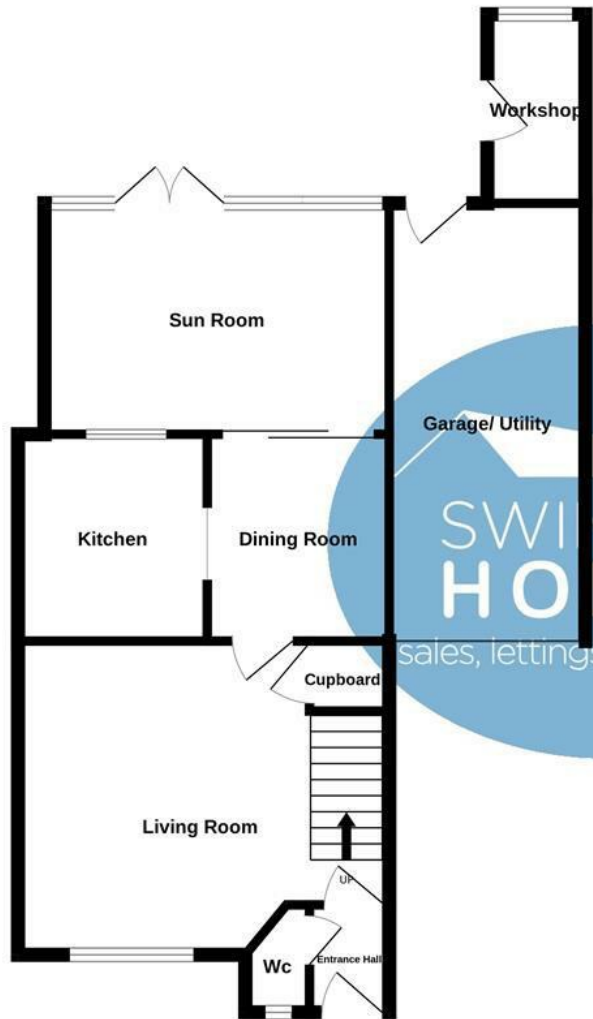
8'0" x 17'8" (2.46 x 5.4)

Integral garage with up and over door, plumbing for washing machine, space for freezer, storage. The garage is on a peppercorn lease





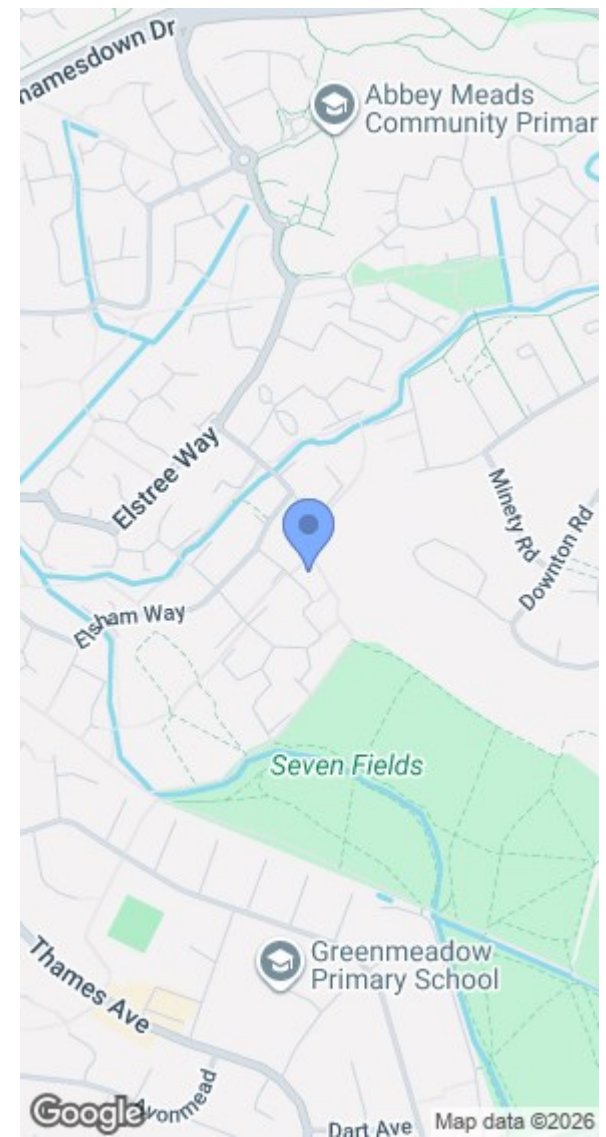
GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs	(1-20) G		
		72	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	