



26 Kelly Gardens, Swindon, SN25 4YH  
£375,000

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Tucked away in the corner of Kelly Gardens, Swindon, this charming three-bedroom detached house is an ideal family home, ready for the right owners to make it their own. Built in 1997 and with one owner from plot, the property boasts a modern design that caters to contemporary living while providing ample space for the family

Upon entering, you instantly feel at home. The feelings of family and love really flow through this home.

Downstairs there is a large living room and a separate dining room, perfect for entertaining guests or enjoying a family dinner. The layout is thoughtfully designed to maximise space and light, with dual aspect windows throughout the home creating a warm and welcoming atmosphere. The well-appointed kitchen is ideally situated, allowing for easy access to the dining areas.

The property features three spacious bedrooms, with the master bedroom benefiting from an en-suite bathroom. The additional bedrooms are well-sized, making them suitable for children, guests, or even a home office.

Outside, the driveway provides parking for up to three vehicles, with additional space in the garage.

This delightful home is conveniently located, with local amenities and schools within easy reach, making it a perfect choice for families looking to settle in a friendly neighbourhood. If you are seeking a comfortable and spacious home in Swindon, this property at Kelly Gardens is not to be missed.

#### Entrance Hall

10'0" into 6'3" x 5'10" into 3'1" (3.05 into 1.91 x 1.8 into 0.95)

Wooden entrance door, door to WC, double doors to living room, door to kitchen, door to dining room, stairs to first floor, understairs storage cupboard, radiator





### Living Room

15'6" x 10'11" (4.73 x 3.33)

Windows to front and side aspect, electric fire, radiator

### Dining Room

9'4" x 8'9" (2.85 x 2.69)

uPVC sliding doors to garden, radiator

### Kitchen

8'9" x 14'9" (2.69 x 4.5)

Window to rear aspect, units at eye and base level, integrated electric oven with four burner gas hob and extractor fan over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, one and a half basin stainless steel sink, uPVC door to garden, radiator

### W.C.

Window to front aspect, WC, pedestal wash basin, radiator

### Landing

Stairs from ground floor, doors to bedrooms, airing cupboard with hot water tank, access to loft

### Master Bedroom

9'8" x 11'1" (2.96 x 3.4)

Window to front, built in wardrobe, radiator

### En-Suite

Window to side, WC, pedestal wash basin, shower cubicle, extractor fan, radiator



### Bedroom Two

8'6" x 9'0" into 10'4" (2.6 x 2.76 into 3.15)

Windows to rear and side, radiator

### Bedroom Three

9'8" x 9'0" (2.95 x 2.75)

Window to rear, radiator

### Bathroom

5'6" x 6'10" (1.7 x 2.1)

Window to side aspect, WC, pedestal wash basin, bath with shower attachment, radiator

### Rear Garden

Patio area with space for table and chairs, side access, rear access to garage, artificial lawn with well maintained borders

### Driveway & Garage

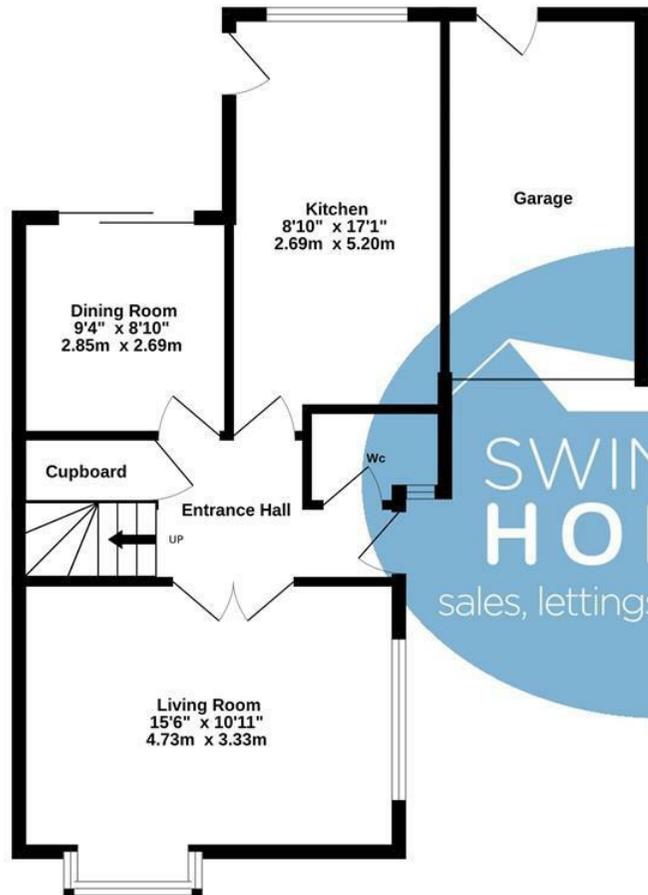
Driveway parking for 2-3, cars, garage with power, light and storage



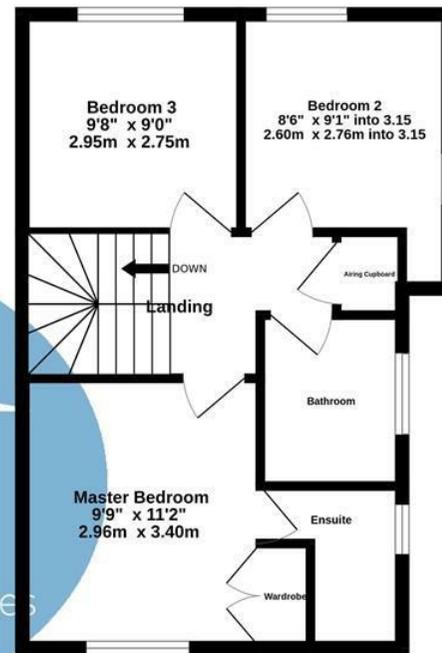




GROUND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.

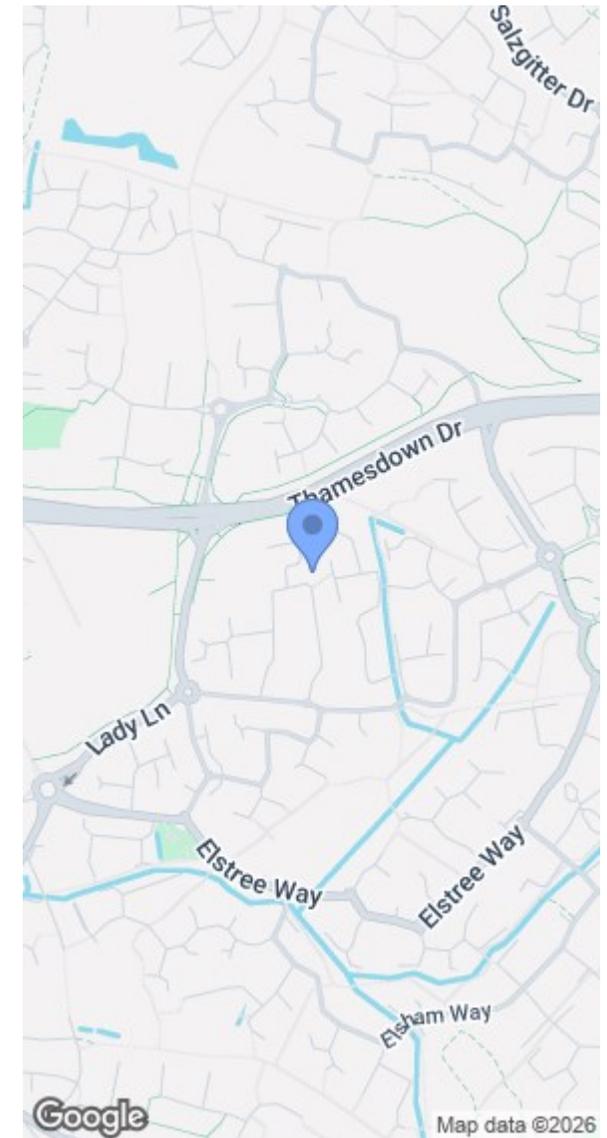


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TOTAL FLOOR AREA: 1037 sq.ft. (96.4 sq.m.) approx.

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

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