



39 Boness Road, Wroughton, Swindon, Wiltshire, SN4 9DY  
£425,000

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Situated on Boness Road in the village of Wroughton, Swindon, is this well-presented four bedroom semi-detached home. Built in the late 1960s, the property boasts four good sized bedrooms, making it an ideal family home. The master bedroom features an en-suite bathroom, complete with a free-standing bath.

The heart of the home is a large lounge and dining area, perfect for entertaining guests or enjoying family meals. Additionally, there is an extra reception room that can serve as a study, playroom, dining room or snug.

Parking is available for three to four vehicles, with minor adaptations to the driveway providing an extra space.

This residence is ideally located within a friendly community, close to local amenities and excellent transport links, making it a perfect choice for those seeking a peaceful yet connected lifestyle. Whether you are looking to settle down or invest in a property with great potential, this home on Boness Road is certainly worth considering.

#### Entrance Hall

5'6" x approx. 4'0" (1.7 x approx. 1.24)

uPVC entrance door, stairs to first floor, door to lounge/diner, door to dining room

#### Lounge/ Diner

7'5" into 10'4" into 9'10" x 35'9" (2.27 into 3.16 into 3 x 10.9)

Window to front, double doors to garden, two radiators

#### Dining Room

7'7" x 15'8" (2.33 x 4.8)

Window to front, radiator





### **Kitchen/ Breakfast Room**

11'3" into 10'7" x 19'3" (3.44 into 3.24 x 5.88)

Window to rear aspect, door to garden, wash basin with mixer tap, cupboards at eye and base level, range cooker with six burner gas hob and extractor fan over, integrated under counter fridge, integrated under counter freezer, integrated dishwasher, space and plumbing for washing machine, island with wash basin, cupboard with ideal Mexico 2 boiler, radiator

### **W.C.**

2'2" into 2'8" x 5'5" (0.67 into 0.83 x 1.66)

Low level WC., wash basin

### **Stairs & Landing**

Stairs from ground floor, doors to all bedrooms and bathroom, access to loft

### **Bedroom One**

10'4" x 12'9" (3.17 x 3.9)

UPVC window to front aspect, over stairs storage cupboard, door to ensuite, radiator

### **En-Suite**

10'4" x 4'11" (3.16 x 1.5)

Freestanding bath, low level WC, window to side aspect, extractor fan

### **Bedroom Two**

7'11" x 12'8" (2.43 x 3.88)

Window to rear aspect, built-in wardrobes, radiator

### **Bedroom Three**

8'1" x 12'9" (2.48 x 3.9)

Window to front, airing cupboard with hot water tank, radiator

### **Bedroom Four**

10'5" x 8'10" (3.2 x 2.7)

Window to rear, radiator

### **Bathroom**

4'7" into 5'5" (to shower) x 7'10" (4'7" to shower (1.4 into 1.66 (to shower) x 2.4 (1.4 to shower))

Low level WC, pedestal wash basin, Shower cubicle, bath, heated towel rail, Velux window

### **Rear Garden**

Decking area, sitting area with pergola, lawn, access to garage, access to rear parking space

### **Garage**

Power and light, up and over door, window to side, door to garden, driveway to front with parking for one car

### **Driveway**

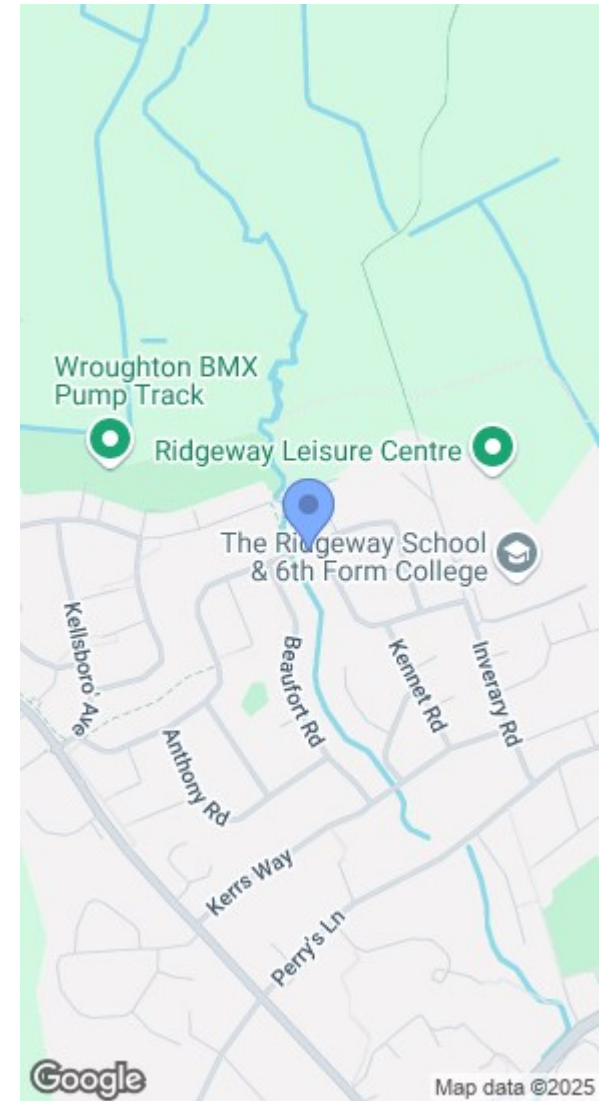
Driveway parking for 2 cars with scope to add more







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