

**TOWN & COUNTRY**

ESTATES



**Wharf Road, Wroughton, Wiltshire SN4 9LJ**

**£350,000**

## LOCATION

Lying on the A4361 between Swindon and Avebury, Wroughton is a sought after Wiltshire Village, with a thriving community and many amenities, including shops, Schools, Doctor Surgery, Dentist and popular pubs.

The Village is certain to appeal to commuters too, with enviable easy access to both Junctions 15 and 16 of the M4, as well as the A419. Swindon station offers a direct link to London with journeys taking on average 45 minutes.

## DESCRIPTION

If you are looking for a truly turn-key home, this spacious, extended and meticulously improved two double bedroom bungalow is certain to be at the top of your list. From the newly fitted kitchen with integrated appliances, luxury shower room, landscaped garden and professional redecoration, we're not sure many other bungalows can compete! The accommodation comprises an entrance hall, lounge, large kitchen/dining room, two double bedrooms and shower room. Further benefits include Upvc double glazing (all replaced between 2017-2021), gas central heating, garage and a sought after location on the edge of the Village, opposite woodland walks through Ashen Copse.

## ENTRANCE HALL

You enter the property through a composite entrance door which was newly fitted November 2202. There is wood effect flooring, a radiator, inset ceiling spotlights and doors to the lounge, both bedrooms, the shower room and a useful storage cupboard.

## LOUNGE

14'9" max x 14'1"

The good size lounge has Upvc double glazed French doors opening to the rear garden, a feature fireplace with wooden mantle, two modern vertical radiators, inset ceiling spotlights, wood effect flooring and a door to the kitchen/dining room.

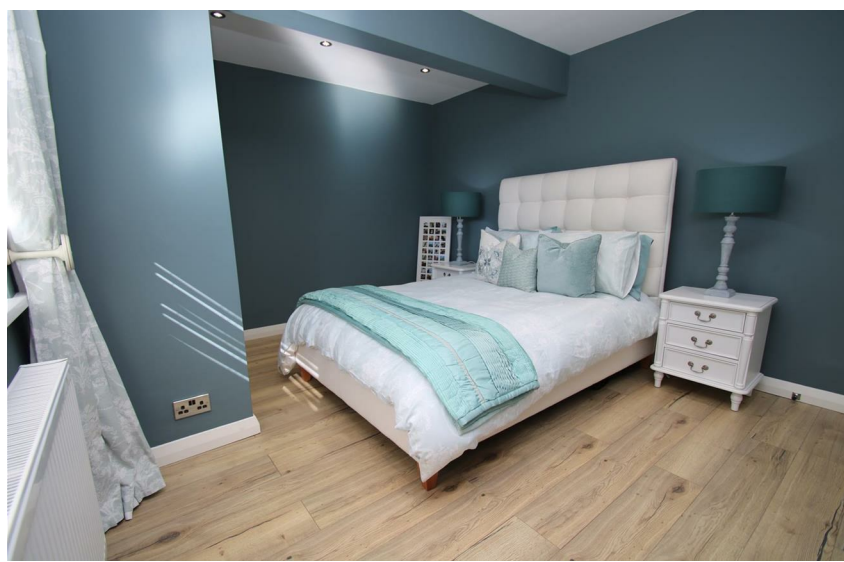
## KITCHEN/DINING ROOM

20'11" x 13'5"

Another stand out feature to this superb home, is the fantastic kitchen/dining room.

## KITCHEN AREA

There are two Velux windows. The kitchen was refitted in 2022 and offers a range of grey shaker style matching base and wall units with square edge worksurfaces, a 1 1/2 bowl sink with contemporary mixer tap, brick effect tiled splashbacks, built in high level oven and grill, inset ceramic hob with a modern extractor and light over, integrated fridge/freezer, integrated dishwasher, plumbing for a washing machine, under cupboard lighting, inset ceiling spotlights, wood effect flooring and radiator.



## DINING AREA

With space for a large dining table, the dining area has Upvc double glazed French doors to the rear garden, a Upvc double glazed panel to the side, radiator, inset ceiling spotlights and wood effect flooring.

## BEDROOM ONE

13'5" max x 10'9"

The master bedroom has a Upvc double glazed window to the front with fitted wooden blinds, built in double wardrobe with mirrored sliding doors, radiator, wood effect flooring and inset ceiling spotlights.

## BEDROOM TWO

13'1" x 9'10"

The second double bedroom has a Upvc double glazed window to the front with fitted wooden blinds, large built in double wardrobe, radiator, wood effect flooring and inset ceiling spotlights.

## SHOWER ROOM

The luxury shower room has a large walk in shower with chrome mains shower, glazed screen and Velux window above, a dual flush WC, wall hung vanity unit with storage drawers and inset basin with chrome mixer tap, a wall hung cabinet, vertical radiator, part tiled walls with feature tiled splash backs, tiled flooring, extractor fan and inset ceiling spotlights.

## EXTERIOR

### FRONT

Laid to low maintenance and attractive decorative gravel, with a path through the middle leading to the storm porch and front door. There is an outside light, bespoke wood cladding and side access to the rear garden.,

### REAR GARDEN

The glorious landscaped rear garden really is credit to the current owner. Offering many distinct areas, there is a large decking entertaining space, a paved seating area with wooden pergola over, decorative gravel with space for a washing line, railway sleeper raised beds stocked with an array of plants, bushes and shrubs, bespoke wood clad walls to the property, inset lights into the soffits with PIR sensor and a gate to the garage.

### GARAGE

The garage has an up and over door to the front, doorway to the rear, power and light. To the front of the garage is parking.

## ADDITION INFORMATION

Council Tax Band - C

Since 2017, the property has benefitted from a side and rear extension, as well as extensive refurbishment, to include a new kitchen (2022), a new luxury shower room, a new boiler (2018 - last serviced in August 2023), new windows and doors, new composite front door (2022), new electrical consumer unit and a newly built garage.

EPC TO FOLLOW







GROUND FLOOR  
882 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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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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