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Offers Over £550,000 Freehold







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**\*\*New Instruction\*\*** NESTLED IN THE HEART OF OLD TOWN THIS BEAUTIFUL TERRACED HOUSE HAS BEEN TASTEFULLY RENOVATED BY THE CURRENT OWNERS AND OFFERS A DELIGHTFUL BLEND OF CONTEMPORARY LIVING WITH THE CHARACTER AND CHARM OF A PERIOD HOME. THE SPACIOUS ACCOMMODATION IS ARRANGED OVER THREE FLOORS AND TO THE GROUND FLOOR OFFERS A STUNNING OPEN PLAN KITCHEN/FAMILY ROOM WITH INTEGRATED APPLIANCES, HOT WATER TAP AND A LARGE CENTRAL ISLAND. THERE IS A COSY SEATING AREA WITH FIREPLACE AND BI-FOLD DOORS WITH INTEGRATED BLINDS ONTO THE GARDEN, MAKING IT THE PERFECT SPACE FOR ENTERTAINING. A COSY LOUNGE WITH FEATURE FIREPLACE AND BAY WINDOW IS SITUATED TO THE FRONT AND THERE IS A CLOAKROOM. THE GROUND FLOOR HAS UNDERFLOOR HEATING AND PARQUET FLOORING. ON THE FIRST FLOOR THERE ARE THREE BEDROOMS, (PARTITION WALL BETWEEN THE TWO FRONT BEDROOMS HAS BEEN REMOVED BUT CAN EASILY BE REINSTATED), AND A SMART FOUR PIECE BATHROOM WITH FREESTANDING BATH AND WALK IN SHOWER. THE SECOND FLOOR IS WHERE YOU WILL FIND THE MASTER BEDROOM WITH VELUX ROOF LIGHTS AND A HIGH SPEC ENSUITE. TO THE REAR THE GOOD SIZE SOUTH FACING GARDEN HAS BEEN PROFESSIONALLY LANDSCAPED WITH ARTIFICIAL LAWN AND LEADS TO THE DETACHED DOUBLE GARAGE. THE GARAGE HAS LIGHT, POWER, PLUMBING FOR APPLIANCES, BOARDED STORAGE ABOVE AND AN ELECTRIC ROLLER DOOR.

DON'T MISS THE CHANCE TO MAKE THIS STUNNING HOME YOUR OWN.



## Situation

The Mall is a highly sought tree lined avenue in the heart of Old Town just a few minutes walk from all amenities including a choice of boutique shops, bars, restaurants, coffee shops, supermarket and leisure centre with pool and gym. The stunning Old Town Gardens with its bandstand, cafe and beautiful trees is just a few steps away. Old Town has a choice of excellent primary schools and its own well regarded secondary school. Coate Water Country Park with its lake and various walks is also within easy reach and there are great access links through to both J15 & 16 of the M4 and the A419. Swindon offers a mainline railway station with service from London to Paddington in c.55mins.

- BEAUTIFULLY RENOVATED & EXTENDED PERIOD HOME
- DETACHED DOUBLE GARAGE
- STUNNING OPEN PLAN KITCHEN/FAMILY ROOM
- PERIOD FEATURES
- MASTER BEDROOM WITH ENSUITE
- FOUR BEDROOMS (CURRENTLY ARRANGED AS 3 BEDROOMS)
- FOUR PIECE FAMILY BATHROOM
- CLOAKROOM
- GOOD SIZE SOUTH FACING GARDEN

Council Tax Band: E

## Viewing Arrangements

For an appointment to view please call Chappells on 01793 61808 or email: [sales@chappells.uk.com](mailto:sales@chappells.uk.com)







Floor Plans



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Area Map



Energy Performance Graph

