



KINGSDOWN LANE
Blunsdon, Swindon, SN25 5DL



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- NEW BUILD
- Semi Detached House
- Three DOUBLE Bedrooms
- SOUTH Facing Rear Garden
- Living Room (With Media Wall)
- 17ft Kitchen/Diner (With Integral Appliances)
- Study & Utility Room
- En-Suite To Master
- Downstairs Cloakroom
- Off Street Parking For Two Vehicles

Chain Free £400,000



*** NEW BUILD *** We are delighted to offer this stunning three DOUBLE bedroom semi detached house located in the village of Blunsdon, which is situated close to the northern outskirts of Swindon, the village offers a four star hotel (including leisure facilities), public houses with restaurants and a community run village shop. There are excellent transport links to the A419 and M4 motorway making it ideal for commuters. This high-quality new build property has been finished to an excellent standard, featuring quality fixtures and fittings throughout, including oak internal doors, and is heated via an energy-efficient air source heat pump with dual air con system. The accommodation comprises of entrance hallway, cloakroom, living room, kitchen/diner, utility room, study, master bedroom (with en-suite shower), two further bedrooms and family bathroom. Property also benefits from allocated parking for two vehicles, enclosed rear garden and uPVC double glazing throughout. Must be viewed.

Entrance Hallway

Stairs to first floor. Understairs cupboard. LVT flooring. Inset ceiling lights. Wall mounted heating and air con system.

Cloakroom

Obscured uPVC window to front elevation. White suite comprising of wash hand basin with cupboard under and low level W.C. Part tiled walls. LVT flooring. Inset ceiling lights. Heated towel rail.

Living Room

uPVC window to front elevation. Media wall with built in electric fire. Inset ceiling lights. Wall mounted heating and air con system.

Study

uPVC window to rear elevation. LVT flooring. Wall mounted heating and air con system

Kitchen/Diner

uPVC patio doors and windows to rear garden. Wall and base units with Quartz worktops over. Sink and drainer. Built in double oven. Induction hob with extractor hood over. Integral dishwasher and fridge/freezer. LVT flooring. Inset ceiling lights. Wall mounted heating and air con system.

Utility Room

Wall and base units with worktop over. Space and plumbing for washing machine and tumble dryer. Extractor fan. LVT flooring.

Landing

uPVC window to side elevation. Loft access. Airing cupboard. Inset ceiling lights.

Bedroom One

uPVC window to front elevation. Wall mounted heating and air con system.

En-Suite

Obscured uPVC window to front elevation. White suite comprising of built in double shower, wash hand basin with cupboard under and low level W.C. Extractor fan. Fully tiled walls. Tiled flooring. Heated towel rail.

Bedroom Two

uPVC window to rear elevation. Wall mounted heating and air con system.

Bedroom Three

uPVC window to rear elevation. Wall mounted heating and air con system.

Bathroom

White suite comprising of panelled bath, walk in double shower, wash hand basin with cupboard under and low level W.C. Fully tiled walls. Tiled flooring. Extractor fan. Inset ceiling lights. Heated towel rail.

Rear Garden

South facing. Enclosed by timber fencing. Mostly laid to lawn with patio area. Gated access to parking and front.

Front

Shrub borders. Path leading to storm porch. Outside light.

Parking

Allocated parking for two vehicles with additional visitors spaces.

Sizes

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings

Strictly via our Swindon office telephone (01793) 641641.

Mortgages

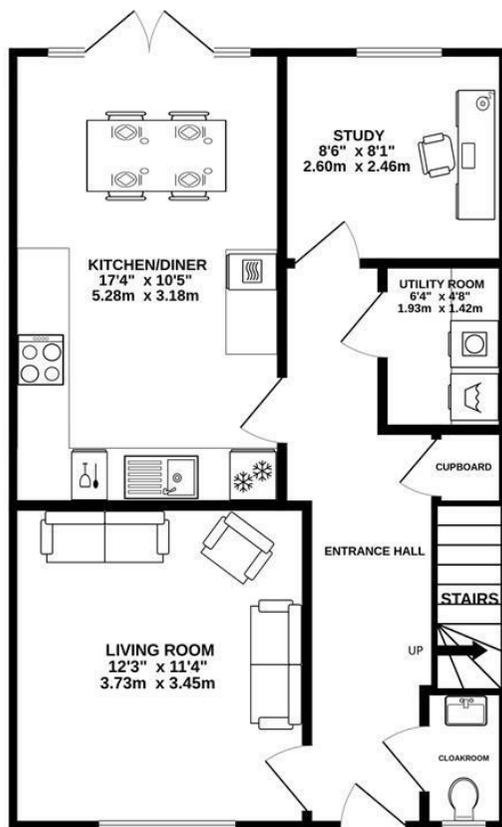
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering

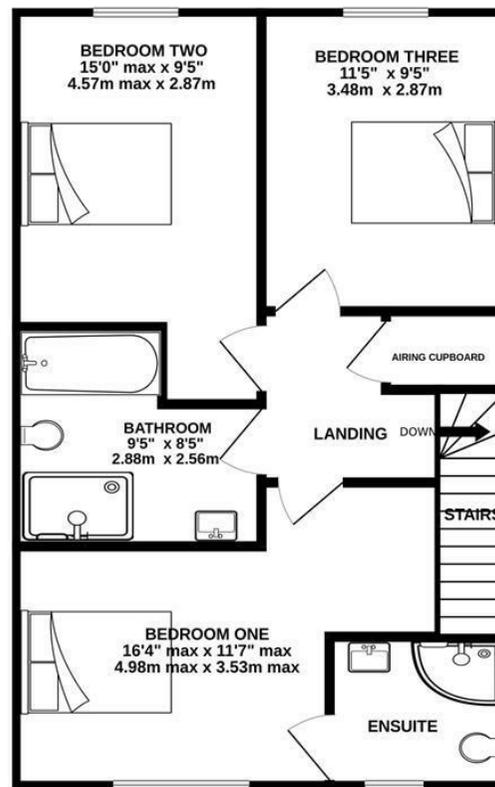
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1200sq.ft. (111.5 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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