



LAUGHTON WAY

Abbey Meads, Swindon, SN25 4XP


PRIMARY
HOMES & LETTINGS

Laughton Way, Abbey Meads, Swindon SN25 4XP

- Detached House
- Three DOUBLE Bedrooms
- Driveway Parking For At Least Three Vehicles
- Integral Garage
- Low Maintenance Rear Garden
- Two Reception Rooms
- Fully Fitted Kitchen
- Downstairs Cloakroom
- En-Suite Shower To Master
- Built In Wardrobes In All Bedrooms

Price £390,000



Primary Homes & Lettings are delighted to offer this well presented and spacious three DOUBLE bedroom detached house located in the popular area of Abbey Meads, within easy access to local shops, doctors surgery, schools, Orbital shopping centre and transport links such as the A419. The ground floor accommodation comprises of entrance porch, living room, cloakroom, kitchen and dining room. To the first floor is bedroom one (with en-suite shower) two further bedrooms and family bathroom. Property also benefits from driveway parking for at least three vehicles, integral garage, low maintenance rear garden, gas central heating and uPVC double glazing throughout.

Entrance Porch

uPVC window to side elevation. Laminate flooring. Radiator. Door to living room.

Living Room

uPVC window to front elevation. Electric fireplace with mantle over. Laminate flooring. Two radiators.

Kitchen

uPVC window to rear elevation. Wall and base units with rolled edge worktops over. Acrylic sink and drainer with half bowl. Built in double oven. Induction hob with extractor hood over. Integral dishwasher and fridge. Vinyl flooring. Radiator.

Dining Room

uPVC French doors to rear garden. Vinyl flooring. Radiator.

Cloakroom

Obscured uPVC window to side elevation. White suite comprising of wash hand basin with splash back tiles and low level W.C. Vinyl flooring. Heated towel rail.

Lobby

uPVC door to side. Stairs to first floor. Vinyl flooring. Radiator.

Landing

uPVC window to side elevation. Airing cupboard (with radiator). Loft access (fully boarded with loft ladder and light). Radiator.

Bedroom One

uPVC window to rear elevation. Two large built in wardrobes. Storage cupboard. Radiator.

En-Suite

Obscured uPVC window to side elevation. White suite comprising of built in double shower, wash hand basin and

low level W.C. Extractor fan. Part tiled walls. Vinyl flooring. Heated towel rail.

Bedroom Two

uPVC window to front elevation. Built in double wardrobe. Laminate flooring. Radiator.

Bedroom Three

uPVC window to front elevation. Built in double wardrobe. Laminate flooring. Radiator.

Bathroom

Obscured uPVC window to rear elevation. White suite comprising of panelled bath with shower over, vanity unit with built in wash hand basin and low level W.C. Extractor fan. Part tiled walls. Vinyl flooring. Heated towel rail.

Integral Garage

Electric roller door. Space and plumbing for washing machine and tumble dryer. Light and power. Door to lobby.

Front

Block paved driveway with parking for at least three vehicles. Raised flowerbeds. Gated access to rear garden. Outside light.

Rear Garden

Fully enclosed by brick wall and timber fencing. Paved patio with pergola. Artificial grass. Gravelled area with mature shrubs. Space for shed. Gated access to front. Outside tap, lights and electric points.

Notes

Boiler is 4 years old and serviced on a yearly basis.

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

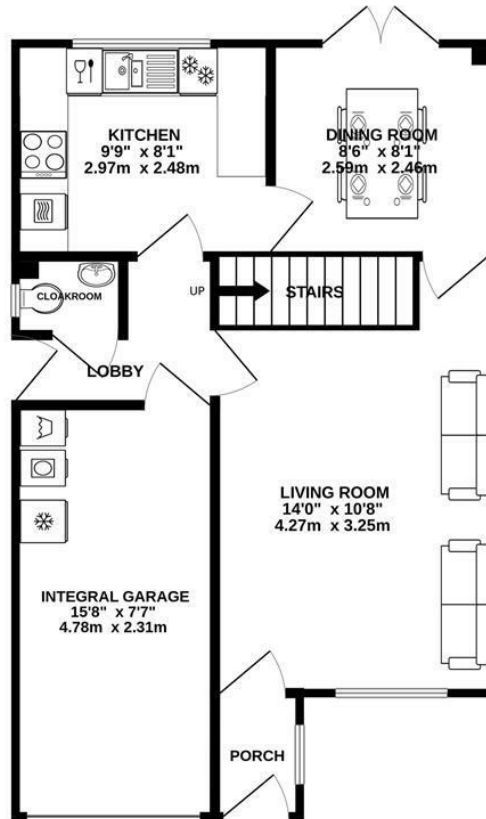
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering

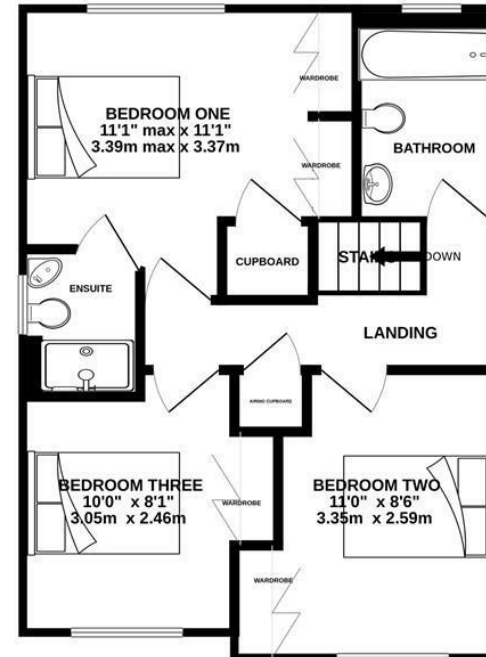
In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide proof of identity and address during the sales process. We appreciate your cooperation in providing the necessary documentation promptly to help ensure there are no delays in progressing the sale.



GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 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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