



20 Edgehill, Freshbrook, Swindon, Wiltshire, SN5 8NN

£269,995



Swindon Homes are please to market this beautifully presented two double bedroom detached bungalow situated at the end of a quiet cul-de-sac in Freshbrook Swindon. The accommodation comprises; entrance porch, lounge, kitchen / diner, storage room, large conservatory,two double bedrooms and family bathroom. Further benefits include gas central heating,uPVC double glazed windows and doors, well maintained mature rear and front gardens plus driveway parking for three cars. The property is close to local shops, schools and bus routes and there is easy access to the M4 if required.

Front Garden

approx 26' x 33' (approx 7.92m x 10.06m)

Driveway to garage and to porch front door, path with Cotswold stone border to side gate for rear access, lawn with shrub border and a selection standalone bushes.

Entrance Hallway

5'7" x 3' (1.70m x 0.91m)

uPVC part glazed entrance door, radiator, storage cupboard,opaque glazed door to lounge.

Lounge / Diner

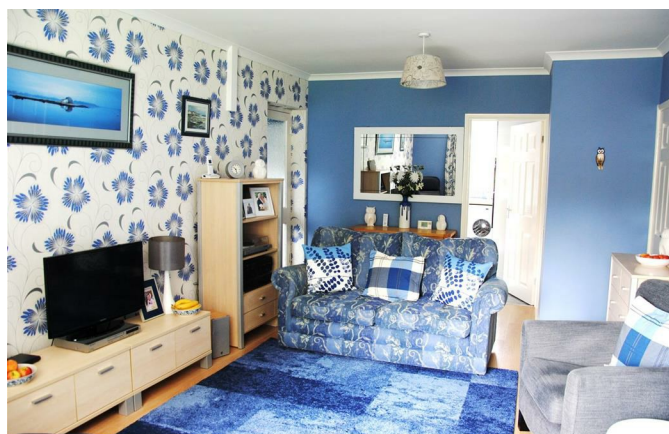
18'5" x 11'08" (5.61m x 3.56m)

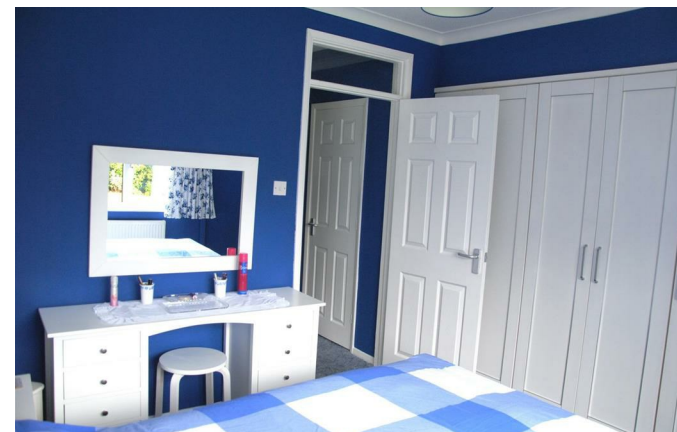
uPVC double glazed box bay window to front aspect, two radiators, laminate flooring, Tv and BT point, doors to inner hallway and kitchen.

Kitchen / Breakfast Room

12' x 9'09" (3.66m x 2.97m)

uPVC double glazed window to rear aspect. A modern fitted kitchen with gloss white units to both eye and base level, matching rolled top work surfaces and part tiled walls, ceramic one and half bowl sink unit with mixer tap over, space and plumbing for slim line dishwasher [should be staying] and washing machine, integrated ceramic hob with extractor over, tower unit with integrated double oven with storage space over and under, radiator, space for dining table and chairs., door to additional storage room.





Storage Room [Could be Changed to Utility Room]

8'10" x 11' (2.69m x 3.35m)

Wall mounted Alpha combi boiler, plenty of space for American fridge /freezer [if required] additional space for wall units , cupboards etc. [This area could be used as a utility room or the stud wall partition taken down to open it all up into a garage with power and light] half glazed door to conservatory, door to storage area [to front of garage]. This room is lined with uPVC to help heat retention.

Conservatory

14'5" x 10'7" (4.39m x 3.23m)

Brick base conservatory, wall to one side with opaque windows to top, uPVC double glazed windows to other two sides, uPVC French doors to garden, polycarbonate roof with electric sky light, tiled floor.

Inner Hallway

7'2" x 3' (2.18m x 0.91m)

From lounge doors to both bedrooms and family bathroom, large storage cupboard.

Bedroom One

12' x 10'04" (3.66m x 3.15m)

uPVC double glazed window to rear aspect, radiator, one single and three double built in wardrobes.

Bedroom Two

13' x 9'04" (3.96m x 2.84m)

uPVC double glazed window to front aspect, radiator, two double built in wardrobes, insulated loft space with access via hatch ladder.

Bathroom

6'8" x 6' (2.03m x 1.83m)

uPVC double glazed opaque window to side aspect. A modern white bathroom suite comprising low level WC, pedestal wash basin, walk in shower with multi jet spray and tiled splash backs, matching fully tiled walls, wall mounted bathroom cabinet, radiator, tiled floor, extractor fan.

Rear Garden

approx 35' x 42' (approx 10.67m x 12.80m)

From conservatory French doors open on to a good sized patio, with stepping stone path to smaller patio in opposite corner of garden, path with pea shingle border to rear then to side of property, leading to wooden gate for front access, rest of garden is laid to lawn with borders of a selection of shrubs, flowers and small bushes.

Half Garage and Driveway Parking

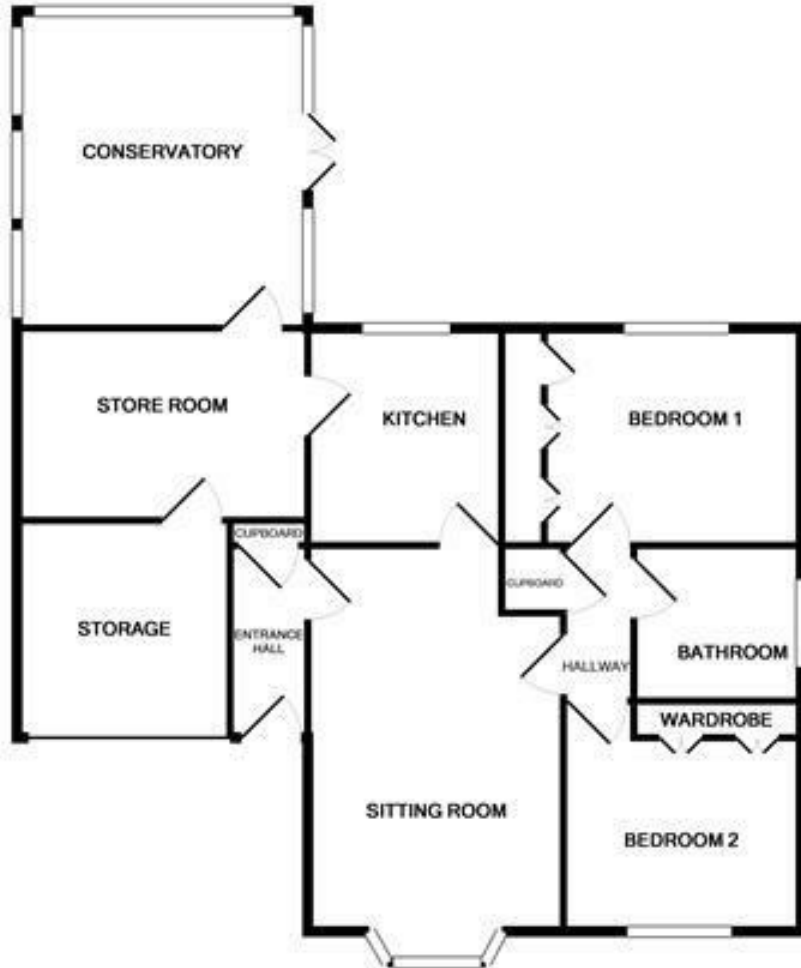
7'8" x 7'6" (2.34m x 2.29m)

Up and over garage door into storage area [stud wall could be taken out and opened up into garage if required] door into inner storage area.

Driveway has parking for three cars if required.



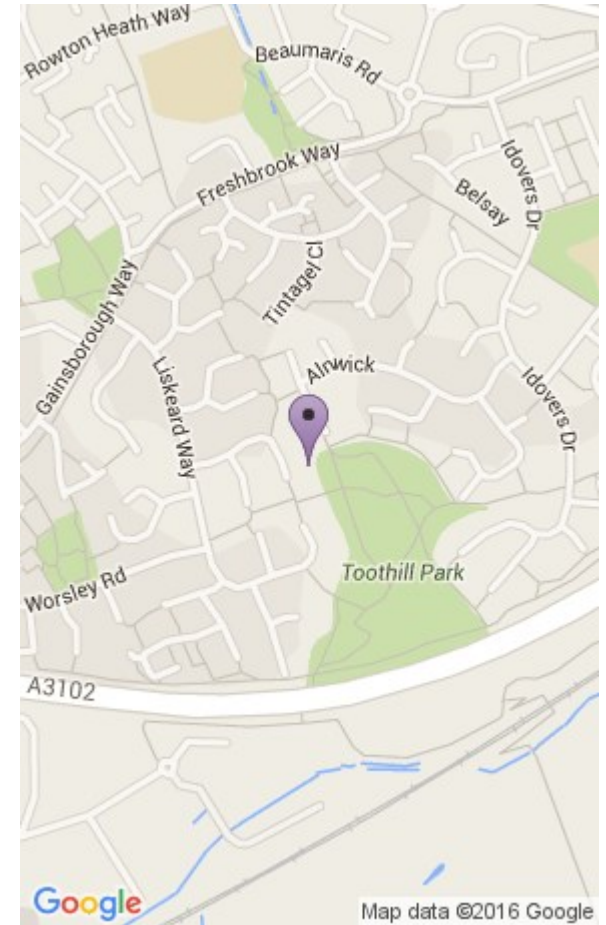




TOTAL APPROX. FLOOR AREA 1024 SQ.FT. (95.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	