



43 Beaufort Road, Wroughton, Swindon, Wiltshire, SN4 9HF

£254,950



Swindon Homes are pleased to market this extremely well presented three / four bedroom semi- detached dormer bungalow located in a quiet road in Wroughton near Swindon. The accommodation comprises at present ground floor; entrance hall, lounge, fitted kitchen, sun room/ dining room, bathroom one double and a single bedroom, first floor; lounge, dining room and shower room. [These two rooms could be both used as bedrooms and the bedroom downstairs as a dining room if required, as the layout is very flexible and interchangeable, so could suit peoples different requirements.] Further benefits include uPVC double glazed windows and doors, gas central heating, a newly installed log burner, an enclosed back garden, a garage with power and light with an under cover storage area to the front, a car port which gives under cover driveway parking for two to three cars. The property is also close to local shop, a selection of schools and bus routes.

Front Garden

approx 19' x 31' (approx 5.79m x 9.45m)

Newly paved driveway, matching paved area to front of property with decorative stone chippings to side of driveway.

Entrance Hall

3' x 2' into 5'7 x 11'7" (0.91m x 0.61m into 1.70m x 3.53m)

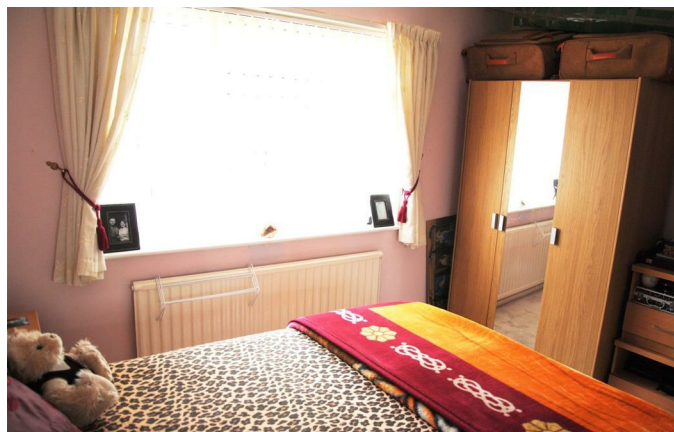
uPVC half glazed entrance door into porch, wall mounted coat hooks, glazed door into hallway, laminate flooring, radiator, doorway to kitchen, doors to lounge, bedroom one, bedroom four / study and family bathroom.

Lounge

15'4" x 12' (4.67m x 3.66m)

Large uPVC double glazed bay window to front aspect, radiator, feature fire place housing newly installed integrated wood burner with wooden mantel, marble inlay and base, etched double strength glass window to hallway, glazed door to hallway.





Kitchen

9'4" x 8'5" (2.84m x 2.57m)

uPVC double glazed window with fitted blinds to side aspect. A modern fitted kitchen with a selection of white units at both eye and base level, matching rolled top work surfaces and part tiled walls, stainless steel sink unit with mixer tap over, integrated Electrolux four burner gas hob with double oven under and extractor over, space and plumbing for washing machine, space for fridge, doorway to dining room / sun room.

Bedroom One

12'03" x 11'05" (3.73m x 3.48m)

uPVC double glazed window with fitted blinds to front aspect, radiator, door to hallway,

Bedroom Four / Study

10'7" x 8' into 5'6" (3.23m x 2.44m into 1.68m)

uPVC double glazed window with fitted blinds to front aspect, radiator, door to hallway.

Downstairs Bathroom

7'06" x 6' (2.29m x 1.83m)

uPVC opaque double glazed window with fitted blinds to rear aspect. A modern fitted white bathroom suite comprising low level WC, pedestal wash basin, panelled bath with mixer tap over, walk in shower with tiled splash backs, extractor fan, matching part tiled walls, heated towel rail, door to hallway.

Dining Room / Sun Room

6' x 21' (1.83m x 6.40m)

uPVC double glazed windows with fitted to side and front aspect, uPVC patio door to garden, radiator, wall mounted Worcester Combi boiler, stairs to first floor. There is plenty of space for a family sized dining table and chairs.

Stairs to First Floor

landing 6'3" x 5' (landing 1.91m x 1.52m)

Stairs to landing with wooden balustrade, doors to lounge, bedroom and shower room.

Lounge / Bedroom Two

10' x 18'8" (3.05m x 5.69m)

Two uPVC double glazed windows with fitted blinds to front aspect, radiator, storage cupboard, door to landing.

Bedroom Three

4' x 4' into 9'6" x 11'08" (1.22m x 1.22m into 2.90m x 3.56m)

uPVC double glazed window with fitted blinds to rear aspect, radiator, door to landing.

Upstairs Shower Room

8' x 6'09" (2.44m x 2.06m)

uPVC double glazed opaque window to rear aspect. A modern white bathroom suite comprising low level WC, pedestal wash basin, walk in shower with tiled splash backs, heated towel rail, matching tiled walls, door to landing.

Enclosed Rear Garden

approx 32' x 22' (approx 9.75m x 6.71m)

From sun room uPVC patio door to open wooden porch, small wooden gate to garden patio with two paths to rear of garden, lawn to either side, borders with a selection of fruit trees and shrubs, garden shed, side door to garage, access to front of garage and undercover work /storage area, garden is enclosed by wooden fencing.

Garage and Undercover Work / Storage Area

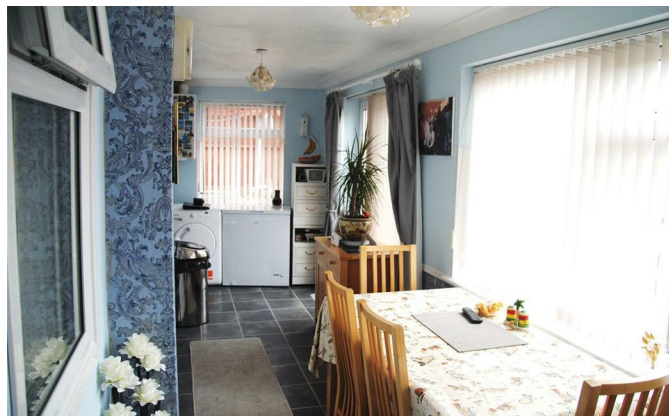
garage 21' x 9' work/ storage area 20' x 8'5" (garage 6.40m x 2.74m work/ storage area 6.10m x 2)

Garage has up and over door plus a side door and window to side and rear, power and light. There is a dry work / storage area to the front of the garage with a gate to the carport and driveway. This could be opened up and used as a driveway and also to utilise the garage for parking if required.

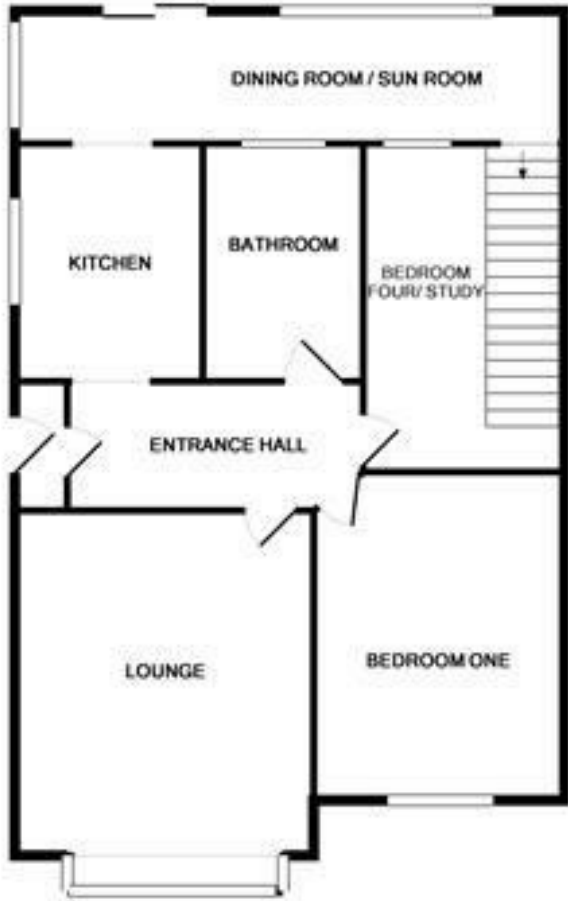
Car Port and Drive Way Parking

carport 18' x 8'5 (carport 5.49m x 2.57m)

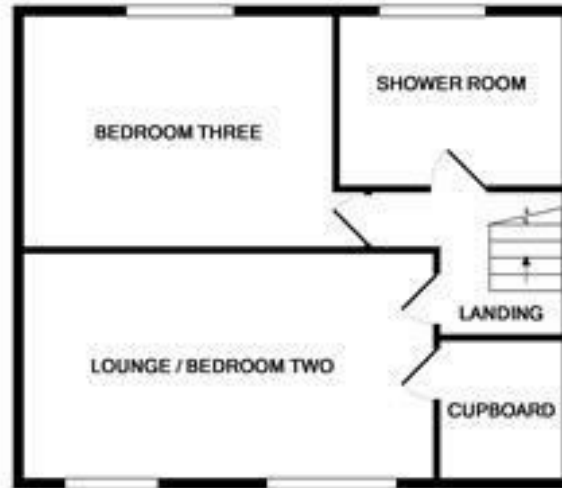
There is carport parking for one car with additional driveway parking for a second car.







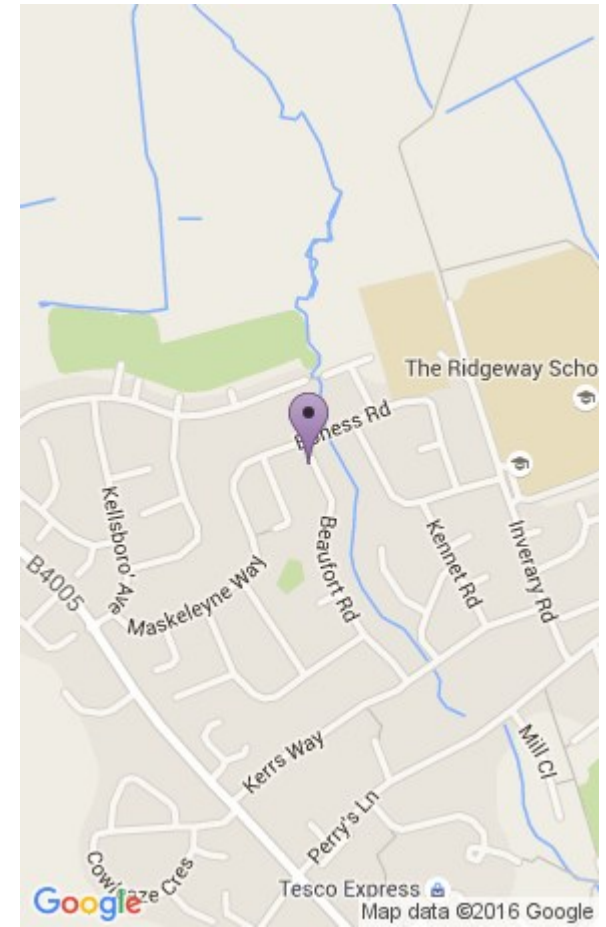
GROUND FLOOR
APPROX. FLOOR
AREA 927 SQ.FT.
(86.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 526 SQ.FT.
(48.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1453 SQ.FT. (135.0 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	