

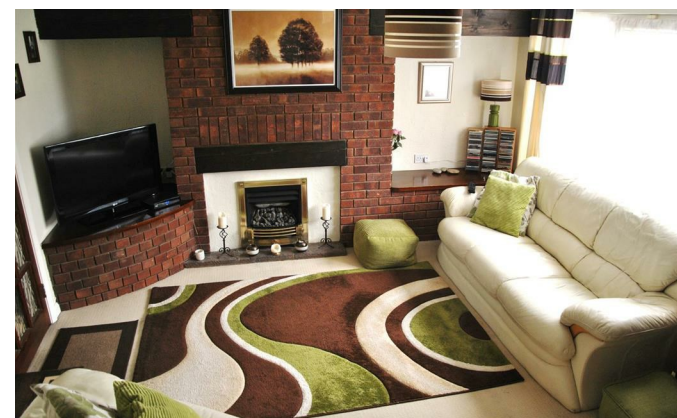


32 Thorne Road, Swindon, Wiltshire, SN3 6DL  
£219,995





SWINDON HOMES are pleased to market this spacious three bedroom [with additional attic room] semi-detached property situated on a corner plot in a quiet cul-de-sac in Eldene, Swindon. The accommodation comprises ; entrance porch, lounge, kitchen / diner, family bathroom, two double and a single bedroom plus additional attic room or double bedroom,. Further benefits include uPVC double glazed windows and doors, gas central heating, and enclosed rear garden with both side and rear gates plus a single garage with off road parking for two cars. The property is located close to local schools, bus routes and shops and has easy access to the A419 and M4 if required.



### Front Garden

22'10" x 26' (6.96m x 7.92m)

The lawn is enclosed by a mature privet hedge, shrub borders, step to front door, wooden gate to rear garden.

### Entrance Porch

9' x 3" (2.74m x 0.91m)

Brick built porch with half glazed uPVC entrance door, uPVC windows to front and side, wooden door to lounge.

### Lounge

13'6x 17'05" (4.11mx 5.31m)

uPVC double glazed window to front aspect, two radiators, corner stairs to first floor with under stairs cupboard, feature brick fire place with wooden topped shelves to either side, wooden mantel with integrated real flame effect gas fire and tiled hearth, glazed door to kitchen / diner.



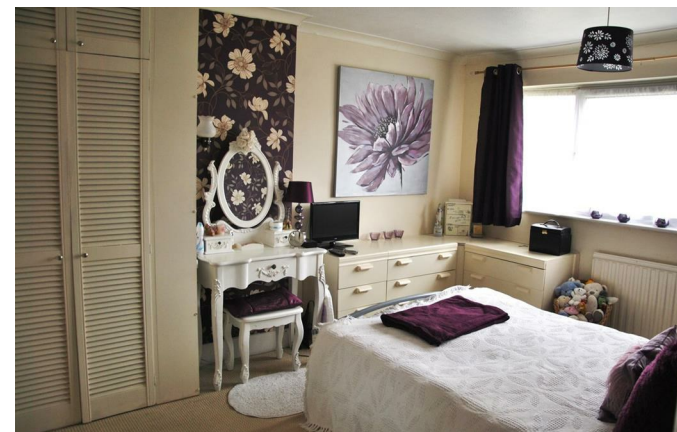
### Dining Area

11'8x 8'6" (3.56mx 2.59m)

uPVC double glazed sliding patio doors to rear aspect, radiator, archway to kitchen. There is plenty of space for a family size dining table and chairs.







### **Kitchen**

11'6x 8'6" (3.51mx 2.59m)

uPVC double glazed window to side and rear aspect plus uPVC half glazed door to rear aspect. A modern fitted kitchen with a selection of red walnut coloured units at both eye and base level. matching rolled top work surfaces and part tiled walls, stainless steel sink unit with mixer tap over, space for stand alone gas cooker with extractor over, space and plumbing for washing machine, space for fridge, arch way to dining room.

### **Stairs to First Floor**

landing 8'4 x 11'2" into 3' (landing 2.54m x 3.40m into 0.91m)

From corner of lounge, stairs with balustrade to first floor landing, uPVC double glazed window to side aspect, doors to family bathroom, three bedrooms and attic room.

### **Family Bathroom**

6'2" x 7'5" (1.88m x 2.26m)

uPVC opaque double glazed window to rear aspect. A modern bathroom suite comprising low level WC, pedestal wash basin and panelled bath with shower over, radiator, part tiled walls, laminate floor, door to landing.

### **Bedroom One**

13'4" to wardrobes x 10'3" (4.06m to wardrobes x 3.12m)

uPVC double glazed window to front aspect, radiator, three built in wardrobes and a storage cupboard, door to landing.

### **Bedroom Two**

9'2" x 9'3" (2.79m x 2.82m)

uPVC double glazed window to aspect, radiator, door to landing.

### **Bedroom Three**

7'2" x 6'6" (2.18m x 1.98m)

uPVC double glazed window to side aspect, radiator, door to landing.

### **Attic Room**

13'4" x 16'4" (4.06m x 4.98m)

Door from landing with stairs to attic room, wooden balustrade, two velux windows to rear aspect with views over Swindon, two eave storage cupboards, power and light. There is plenty of space in this room for a double bed and storage draws if required.

### **Rear Garden**

6' x 10' into 9'11" x 20'0" (1.83m x 3.05m into 3.02m x 6.10m)

Patio area to rear and side of property, side gate, outside tap, lawn with shrub and small bush borders, stepping stone path to garage and back gate, all enclosed by brick wall and wooden fence panels.

### **Garage**

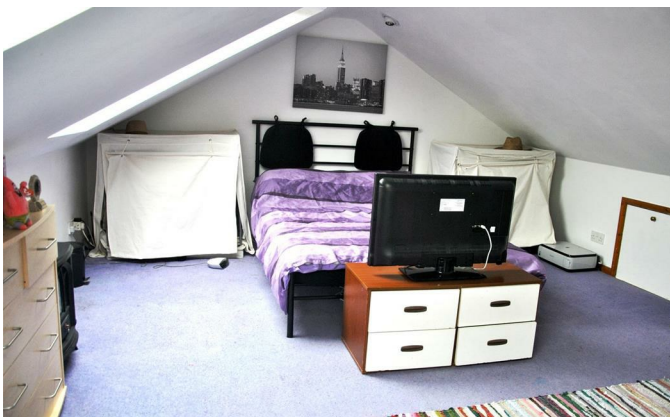
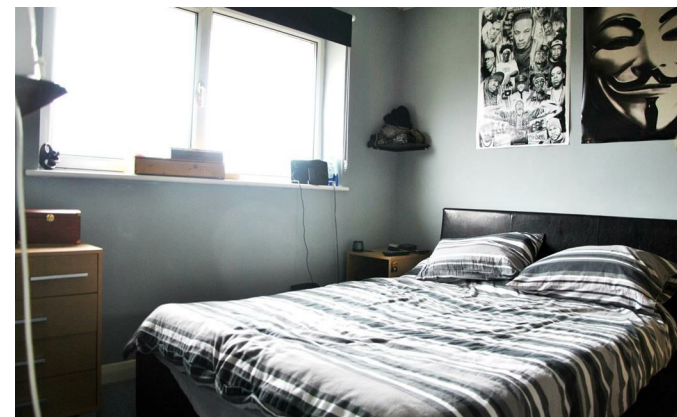
19' x 10" (5.79m x 3.05m)

Good sized garage with up and over door to rear, window to front and door to side, power and light.

### **Parking to rear of Garage.**

approx, 20' x 25' (approx, 6.10m x 7.62m)

To rear of garage driveway parking for one car with additional parking space to side, access to garden via back gate.









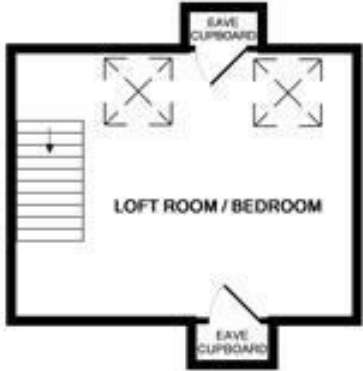
GROUND FLOOR  
APPROX. FLOOR  
AREA 434 SQ. FT.  
(40.3 SQ. M.)



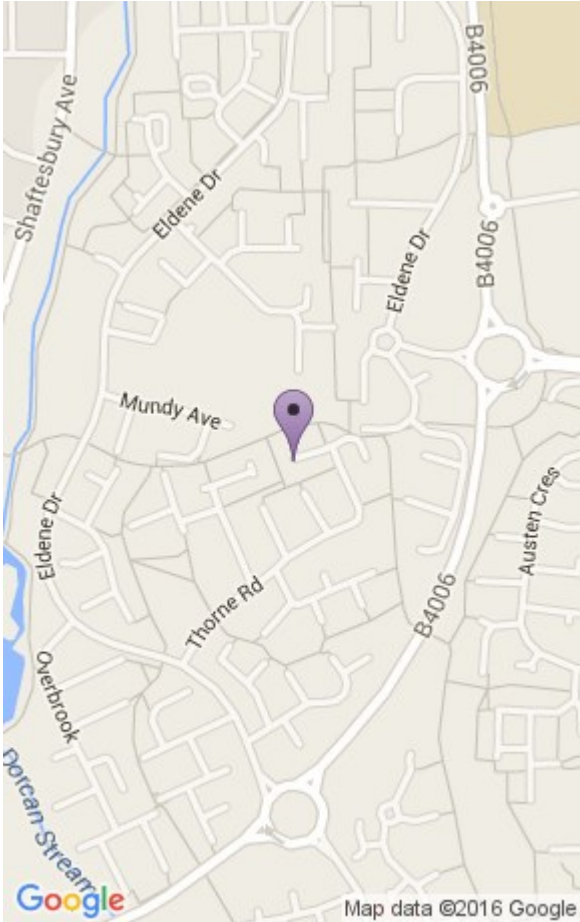
1ST FLOOR  
APPROX. FLOOR  
AREA 402 SQ. FT.  
(37.3 SQ. M.)

TOTAL APPROX. FLOOR AREA 1080 SQ. FT. (100.3 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.  
Made with Metropix 12/2016



2ND FLOOR  
APPROX. FLOOR  
AREA 244 SQ. FT.  
(22.7 SQ. M.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		