

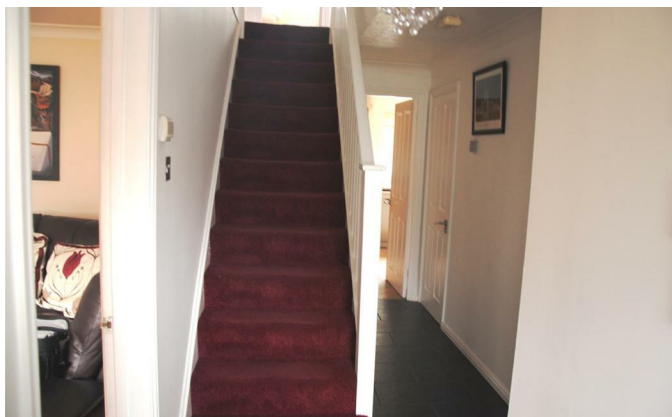


10 Nolan Close, St Andrews Ridge, Swindon, Wiltshire, SN25 4GP

Asking Price £360,000



Swindon Homes are pleased to market this extended four double bedroom [two with en-suite] detached property situated at the end of a quiet cul-de-sac in St Andrews Ridge, Swindon. The accommodation comprises downstairs; entrance hall, lounge, cloakroom, kitchen / breakfast room, utility area, family room and dining room, upstairs; master bedroom with en-suite, bedroom two with en-suite, two further bedrooms and a family bathroom. Further benefits include gas central heating, uPVC double glazed windows and doors, enclosed rear garden with side access, single garage and driveway parking for two cars. The property is close to local shops and schools and there is easy access to the A419 and M4 if required.



Integral Garage and Parking

garage approx 18' x 8' (garage approx 5.49m x 2.44m)

Integral garage is to side of property, up and over door with power and light, parking to front and side for two cars.

Front Garden

approx 10' x 30' (approx 3.05m x 9.14m)

Garage and Driveway parking and path to front door, out side light, side gate for rear access, small lawn area with shrub borders, to side of property border with a selection of plants.

Entrance Hall

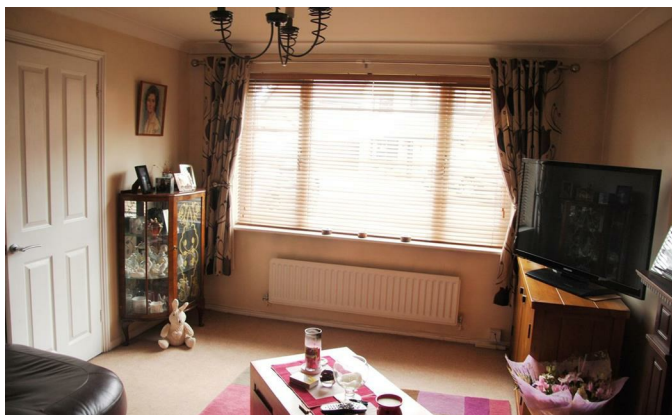
17'4" x 4'4" into 3' (5.28m x 1.32m into 0.91m)

Half glazed uPVC entrance door, radiator, stairs to first floor, under stairs cupboard, doors to cloakroom, kitchen and lounge, tiled floor.

Cloakroom

5'2" x 2'9" (1.57m x 0.84m)

A white suite comprising low level WC and wall mounted bath basin, radiator, extractor, tiled floor, door to hallway.





Lounge

14'3" x 10'10" (4.34m x 3.30m)

uPVC double glazed window with fitted blinds to front aspect, radiator, feature fire place with wooden mantel and surround, marble inlay and base enclosing gas flame effect fire, door to hallway.

Kitchen / Breakfast Room

10'6" x 15'6" (3.20m x 4.72m)

uPVC double glazed window with fitted blinds to front aspect. A modern fitted kitchen with light oak coloured units at both eye and base level, matching rolled top work surfaces and part tiled walls, one and a half bowl ceramic sink unit with mixer tap over, five burner gas hob with extractor over, tower unit housing double oven and additional storage space, space and plumbing for dishwasher, space for American fridge freezer, radiator, tiled floor, door to family/dining room, door to hallway, archway to utility room.

Utility Room

5'x 5' (1.52mx 1.52m)

uPVC half glazed door to garden, wall mounted gas boiler, rolled top work surface, integrated stainless steel sink unit with taps over, part tiled walls, space and plumbing for washing machine and additional storage cupboard under, tiled floor.

Dining / Family Area

21'10" x 16' into 10' (6.65m' x 4.88m into 3.05m)

Wooden double glazed window with fitted blind and wooden patio doors to rear aspect, two radiators, laminate flooring, door to kitchen.

Stairs to First Floor

10'2" x 5'2" (3.10m x 1.57m)

Stairs with balustrade to first floor landing, access to insulated and part boarded loft space [with light] via loft ladder, doors to all bedrooms, family bathroom and airing cupboard.

Master Bedroom

14'6" x 11'2" (4.42m x 3.40m)

uPVC double glazed window with fitted blind to front aspect, radiator, double built in wardrobes, doors to en-suite and landing.

En-Suite

6'4" x 4'3" (1.93m x 1.30m)

uPVC opaque window to front aspect. A modern bathroom suite comprising walk in shower with tiled splash backs, low level WC, pedestal wash basin radiator, tiled floor, door to bedroom.

Bedroom Two

4'102 x 7'2" into 12'9" x 8'10" (1.22m x 2.18m into 3.89m x 2.69m)

uPVC double glazed window to front aspect, radiator, built in wardrobe, door to en-suite and landing.

En-Suite

4'10" x 7'2" (1.47m x 2.18m)

uPVC double glazed opaque window to side aspect. A modern bathroom suite comprising walk in shower with tiled splash backs, low level WC , pedestal wash basin, radiator, door to bedroom.

Bedroom Three

10'10" x 7'7" (3.30m x 2.31m)

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

Bedroom Four

10'2" x 8'6" (3.10m x 2.59m)

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

Family Bathroom

6'4" x 6'10" (1.93m x 2.08m)

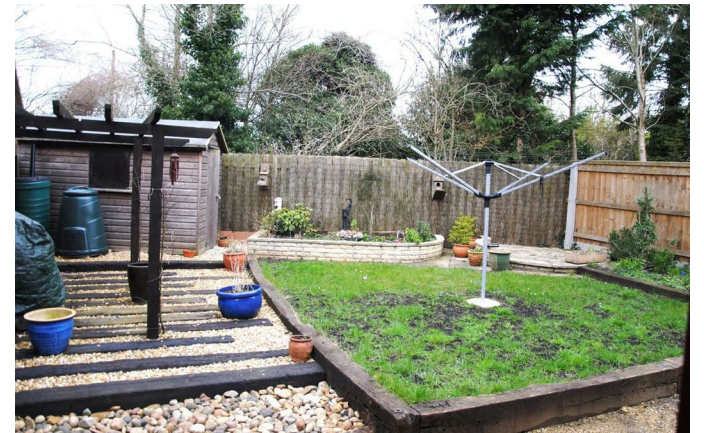
uPVC double glazed opaque window with blind to rear aspect. A modern white bathroom suite comprising low level WC, pedestal wash basin, panelled bath, part tiled wall, door to landing.

Rear Garden

approx 34' x 33' (approx 10.36m x 10.06m)

Patio to side of property, side gate, decorative stones and gravel to rear of property with stepped sleepers and pagoda over, raised flower beds enclosed by brick walls, garden shed, outside tap, all enclosed by wooden fencing.

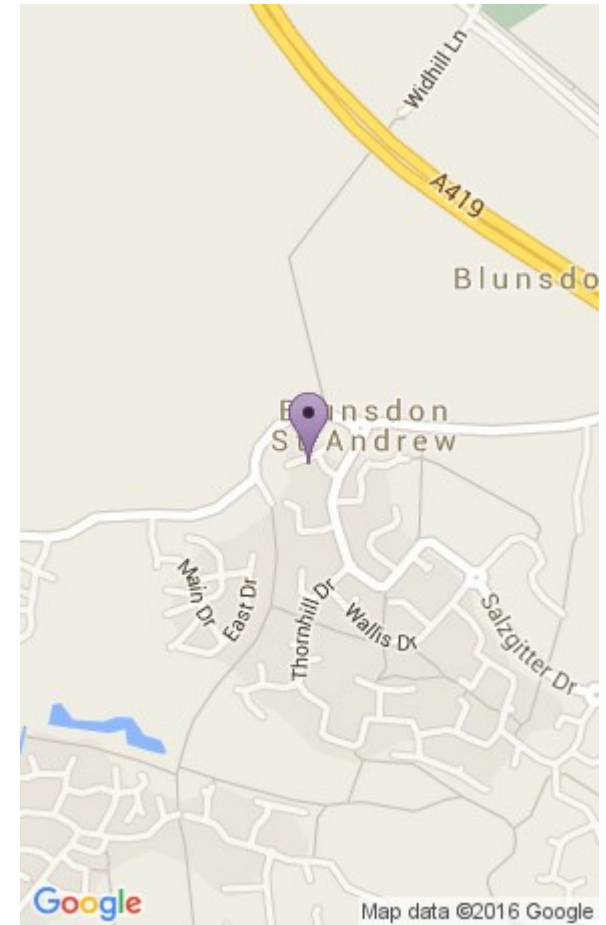






TOTAL APPROX. FLOOR AREA 1630 SQ.FT. (151.4 SQ.M.)

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			(82 plus) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) 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	