

74 Okebourne Park, Swindon, Wiltshire, SN3 6AJ **Offers In Excess Of £400,000**

NO ONWARD CHAIN. Swindon Homes are pleased to market this large four bedroom detached property situated on a large plot in a quiet cul-de-sac in Okebourne Park Swindon. It does need some updating and decoration but at the same time could be extended if required. The accommodation comprises downstairs; entrance hallway, cloakroom, lounge, dining room, kitchen, utility room and large double garage. Upstairs; master bedroom with en-suite, two further doubles and a single bedroom plus family bathroom. Further benefits include gas central heating, uPVC double windows and doors, a good sized enclosed rear garden with side access and a double garage with driveway parking for three to four cars. The property is close to local bus routes and schools and has easy access to the A419 and M4 if required.



Front Garden and Driveway

34' x 53' (10.36m x 16.15m)

Small gravelled area with path around to front door, large hedge to side, paved driveway with parking for three to four cars, double garage access to the rear garden.

Entrance Hall

7'5 x 15' (2.26m x 4.57m)

Glazed uPVC entrance door with opaque window to side, doors to storage cupboard, cloakroom, lounge and kitchen, stairs to first floor, radiator, original parkay flooring.

Cloakroom

4' x 5' (1.22m x 1.52m)

uPVC opaque window to side aspect, low level wc, pedestal wash basin, radiator, laminate floor, door to hallway.

Lounge

12' x 16' (3.66m x 4.88m)

uPVC patio door to rear aspect with large floor to ceiling windows to either side, radiator, archway to dining area.

Dining Room

7'5 x 15' (2.26m x 4.57m)

uPVC double glazed window to rear aspect, radiator, parkay flooring, door to kitchen.

Kitchen

10'7 x 10'10 (3.23m x 3.30m)

uPVC double glazed window to front aspect, a selection of units at both eye and base level with matching square edged work surfaces and part tiled walls, stainless steel single bowl sink unit, space for stand alone gas cooker, space for fridge freezer, door to hallway and utility. The kitchen does need upgrading.



Utility room

7'9 x 6'7 into 4'10 x 3'2 (2.36m x 2.01m into 1.47m x 0.97m)

Half glazed uPVC door to garden, door to garage and rear lobby, single bowl stainless steel sink unit, space and plumbing for washing machine, cupboard housing combi boiler, radiator.

Rear Lobby

10'7 x 3' (3.23m x 0.91m)

From utility area doorway to rear lobby and a uPVC door to front of property.

'L' Shaped Landing

7'x 8' into 6' x 2' (2.13mx 2.44m into 1.83m x 0.61m)

From entrance hallway open wooden stairs with balustrade to first floor landing, large uPVC window to front aspect, access to insulated loft space, doors to all four bedrooms, family bathroom and storage cupboard.

Master Bedroom

11'9 x 13'9 (3.58m x 4.19m)

uPVC double glazed window to front aspect plus a uPVC patio door and window to side aspect giving access to garage roof, radiator, built in double wardrobe, door to en-suite.

En- Suite

5'06 x 6 (1.68m x 1.83m)

uPVC double glazed opaque window to rear aspect, panelled bath, pedestal sink unit, radiator. Does Need Upgrading.

Bedroom Two

10' x 10'10 (3.05m x 3.30m)

uPVC double glazed window to front aspect, radiator.

Bedroom Three

7' x 10'6" (2.13m x 3.20m)

uPVC double glazed window to rear aspect, radiator.

Bedroom Four

7'1 x 7'6" (2.16m x 2.29m)

uPVC double glazed window to front aspect, radiator, over stairs storage cupboard.

Family Shower Room

4'4 x 4'10 (1.32m x 1.47m)

uPVC opaque window to side aspect, low level WC, walk in shower with tiled splash backs, pedestal wash basin, tiled floor, radiator, tiled walls.

Rear Garden

approx 37'10 x 71' (approx 11.53m x 21.64m)

Small patio to rear of lounge door, large lawn to and including side of garage, shrub borders and two individual centre flower beds all enclosed by brick walls, door to utility room, path from side of garage to driveway,

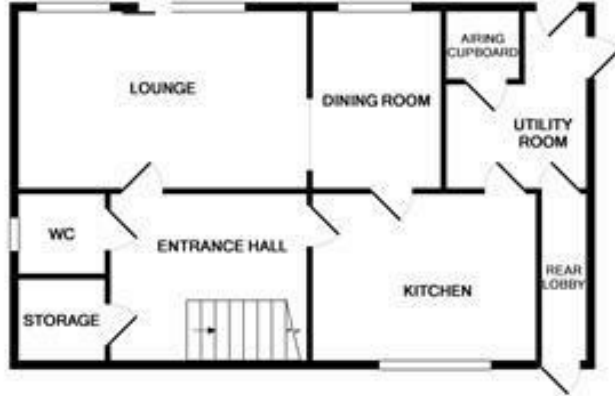
Double Garage

19'11 x 16' (6.07m x 4.88m)

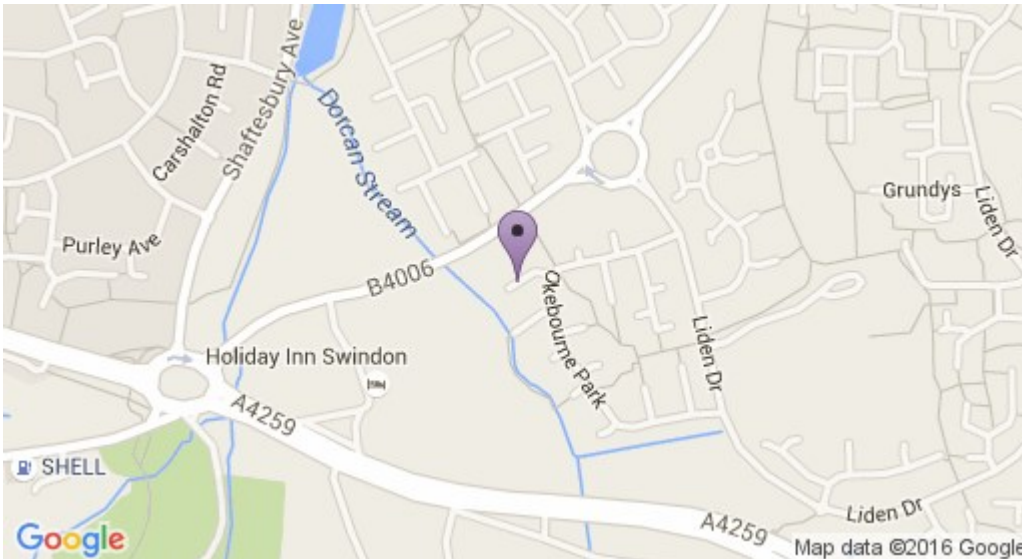
Double garage to side of property has large up and over door, power and light., wall mounted gas and electric meters, door to utility.

The property does need general updating through out, but is situated on a good sized plot so is ideal to be extended, which would add instant value in this area of Swindon.





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