



102 Queens Drive, Swindon, Wiltshire, SN3 1AN

£310,000

SWINDON  
Homes Direct

Swindon Homes are very pleased to market this extended four bedroom bay windowed semi-detached house situated just off Queens Drive in Swindon. The accommodation comprises downstairs; entrance hall, dining area and family area, kitchen and outside office / sun room. upstairs; master bedroom, plus three further bedrooms, a family bathroom and a large shower room. The loft is large enough to have an additional room added if required. Further benefits include full gas central heating, uPVC double glazed windows and most of the doors. There is drive way parking for at least three cars plus a single garage with power. The garden is enclosed and has a small office / sun room with double glazed doors, power and light to the rear of the house. There are local schools and bus routes near by plus Swindon Town Centre is within easy reach.

#### Front Garden

approx 38' reducing to 35' x 29'5" (approx 11.58m reducing to 10.67m x 8.97m)

Paved driveway to garage and front door, cotswold stone bed to side with a selection of small bushes and shrubs all enclosed by low brick wall.

#### Entrance Hall

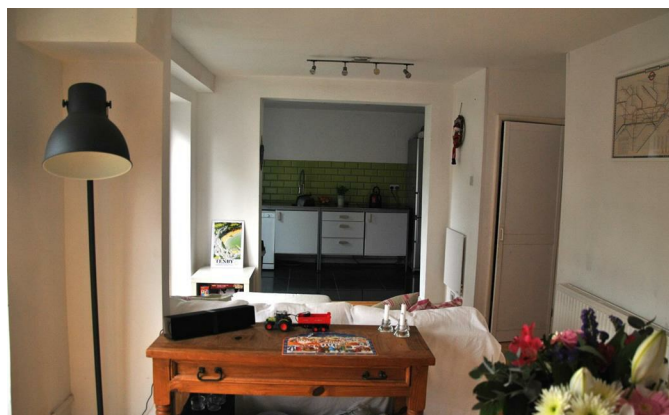
5'6" x 4' into 11'3" x 5'10" into 3' (1.68m x 1.22m into 3.43m x 1.78m into 0.91m)

Entrance door, tiled floor leading to laminate floor, radiator, stairs to first floor, under stairs cupboard, doors to lounge and kitchen.

#### Lounge

15'x 12'8" (4.57mx 3.86m)

A large uPVC double glazed window with fitted blinds to front aspect, radiator, feature fire place with wooden mantel and Cotswold stone surround housing gas living flame fire, laminate floor, door to hallway.





### Dining Room with Family Area

9'10" x 19'10" (3.00m x 6.05m)

Two sets of uPVC double glazed patio doors to rear aspect, radiator and wall mounted electric heater, under stairs cupboard, laminate flooring, double doorway to kitchen, door to hallway.

### Kitchen

11 x 7'62 (3.35m x 2.13m)

A modern fitted kitchen with white gloss units to bass level, matching rolled top work tops and part tiled walls, integrated square stainless steel sink with mixer pull out tap over, induction electric hob, space and plumbing for dishwasher, space for fridge freezer, wall integrated electric oven and space for microwave, uPVC double glazed patio doors to garden, glazed door to garage [ which has power and plumbing for washing machine].

### Office / Sun Room

13' 1" x 7'1" (3.96m 0.30m x 2.16m)

Just to the rear of the property there is building that could be used for an office, sun room, play room, games room etc. This room has three sets of double glazed patio doors on three sides of the building, power and light. wall mounted electric heater, cold water connection and wooden flooring. This building could be added on the main house if required.

### Stairs To First Floor .

landing 8'6" x 6'4" into 3' x 3' (landing 2.59m x 1.93m into 0.91m x 0.91m )

Stairs from hallway to first floor landing, access to large insulated loft space via loft ladder, doors to all four bedrooms and two bathrooms, radiator, laminate flooring.

### Master Bedroom

15' into bay x 10'8" (4.57m into bay x 3.25m)

Large uPVC bay window with fitted blinds to front aspect , radiator, laminate floor, door to landing.

### Bedroom Two

10' x 12'05" (3.05m x 3.78m )

uPVC double glazed window with fitted blinds to rear aspect, radiator, vented cupboard housing Worcester combi boiler, door to hallway.

### Bedroom Three

3'4' x 5' into 11 x 7'3" (1.02m' x 1.52m into 3.35m x 2.21m)

uPVC double glazed window with fitted blinds to front aspect, radiator, laminate floor, door to landing.

### Bedroom Four

8' x 9'2" (2.44m x 2.79m)

uPVC double glazed window with fitted blinds to front aspect, radiator, built in single bunk with storage under,laminate floor, door to landing.

### Family Bathroom

5'7" x 6' (1.70m x 1.83m)

uPVC double glazed opaque window to rear aspect. A modern white bathroom suite comprising low level WC, vanity unit with square wash basin and mixer tap over, 'L' shaped bath with mixer tap and shower attachment over, shower curtain, tiled floor and matching tiled walls, radiator. door to landing.

### Family Shower Room

5'3" x 8' (1.60m x 2.44m)

uPVC double glazed opaque window to rear aspect. A modern white bathroom suite comprising low level WC, vanity unit with square wash basin with mixer tap over, walk in shower with tiled splash backs and electric Creda shower, heated towel rail, tiled floor, extractor fan, door to landing.

### Rear Garden

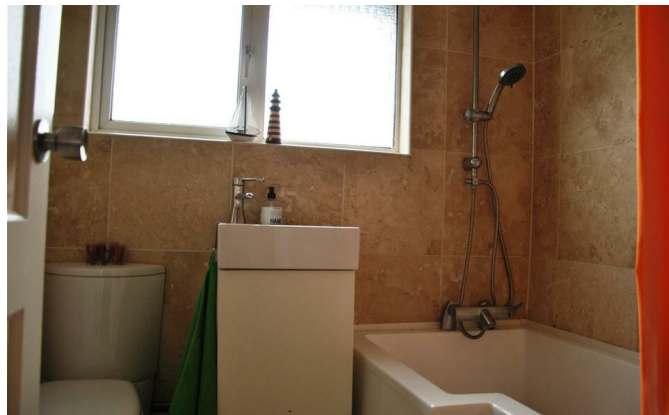
approx 50' at deepest point x 30' (approx 15.24m at deepest point x 9.14m )

An enclosed rear garden with wooden fencing. Small patio to rear of property, office / sun room, games room, directly behind property so could be joined, garden is mainly laid to lawn with a selection of small bushes and shrubs to rear.

### Garage and Parking

garage 15'5" x 8' (garage 4.70m x 2.44m)

Garage has up and over door, power and plumbing for a washing machine, opaque glass door to kitchen. There is paved driveway parking for at least three cars,







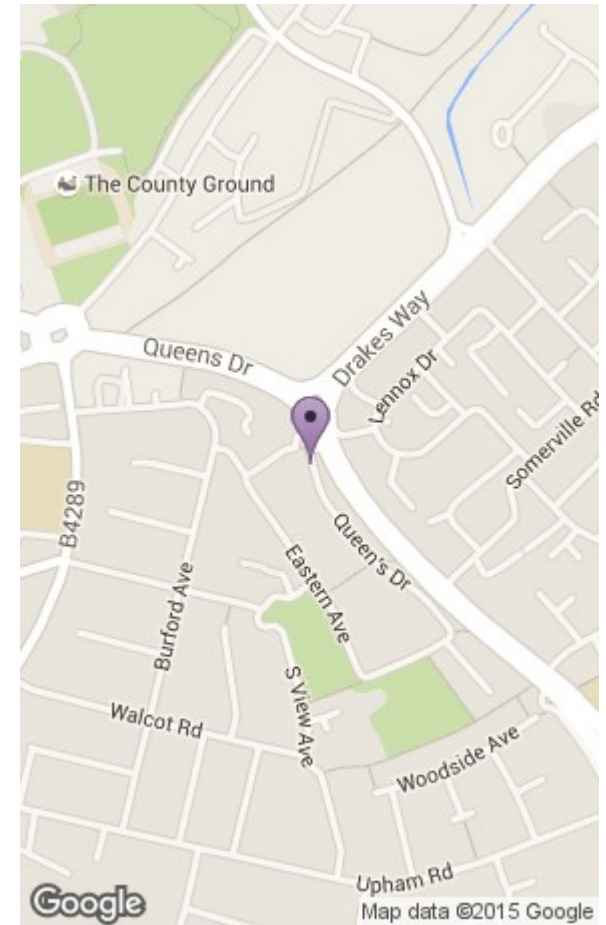
GROUND FLOOR  
APPROX. FLOOR  
AREA, 844 SQ FT  
(78.4 SQ M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA, 847 SQ FT  
(78.7 SQ M.)

TOTAL APPROX. FLOOR AREA 1691 SQ FT. (157.1 SQ M.)

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