



16 Wheatlands, Haydon Wick, Swindon, Wiltshire, SN25 1RL

£449,995



Swindon Homes are pleased to market this well presented, spacious five bedroom detached property [ with planning for a detached property to be built within the large garden] situated at the end of a cul-de-sac in the Hayden Wick area of Swindon. The accommodation comprises, downstairs; entrance hallway, cloakroom, kitchen/ breakfast room, sun room, lounge and family room, upstairs; landing, master bedroom with en-suite, a further four double bedrooms and family bathroom. The double garage has been converted into an additional room with power ,light and heating. The up and over doors have been retained on the outside so garage could be converted back for car use. Further benefits include gas central heating with eighteen month old Potterton Gas boiler, uPVC cottage style double glazed windows and doors, large garden to sides and rear of property with gated access and driveway parking for four to five cars.

#### Front Garden And Driveway Parking

The driveway from the main road is shared, which then splits into individual driveways to each property. There is ample parking for four to five cars, small grass area to side, access via gate to rear of property. The double garage still has the up and over doors if required, but has been converted to an additional room.

#### Entrance Hallway

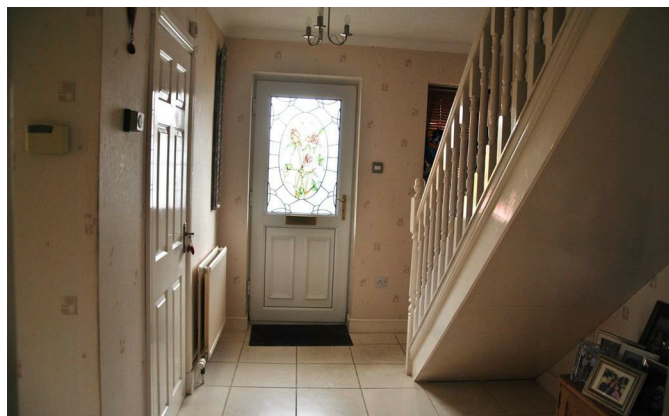
12'4" x 7'9" into 3'33" x 3'3" (3.76m x 2.36m into 0.91m x 0.99m)

Half glazed uPVC entrance door, radiator, stairs to first floor, doors to cloakroom, family room, lounge and sliding door to kitchen.

#### Cloakroom

7'9" x 2'9" (2.36m x 0.84m)

uPVC double glazed opaque window to front aspect, low level white WC, standalone compact round counter top wash basin with mixer tap over, heated towel rail, tiled floor with part tiled walls. door to hallway.





**Kitchen / Breakfast Room**

25' x 11'5" (7.62m x 3.48m)

Two uPVC double glazed windows with fitted blinds to front and side aspect, half glazed uPVC door to garden. A modern fitted kitchen with a selection of cream cottage style kitchen units from floor to ceiling and base and eye level, matching rolled top work surfaces with part tiled walls, stainless steel one and a half bowl sink unit with mixer tap over, integrated gas hob with extractor over, tower unit housing double oven with additional storage over and under, space and plumbing for dishwasher and washing machine, space for 'American' style fridge freezer, tiled floor, glazed sliding door to hallway.

There is ample space for a large family size dining table and chairs. Breakfast area has a laminate floor and is open to the sun room.

**Sun Room**

10'7" x 15' (3.23m x 4.57m)

Brick base with uPVC double glazed windows on all three sides, fitted window and ceiling blinds, uPVC patio doors to garden, radiator, power and light, laminate flooring.

**Lounge**

12'7" x 20' (3.84m x 6.10m)

Two uPVC double glazed windows to rear and side aspect, radiator, feature fire place with wooden mantel and surround, imitation marble inlay surrounding electric fire, laminate flooring, glazed door to hallway and archway to family room.

**Family Room**

11'9" x 12'4" (3.58m x 3.76m)

uPVC double glazed bay window to front aspect, radiator, laminate flooring, glazed door to hallway, archway to lounge.

**Stairs to First Floor Landing**

landing 7' into 3'7" x 14'5" (landing 2.13m into 1.09m x 4.39m)

Stairs with balustrade from entrance hall to first floor landing, access to insulated loft space, airing cupboard, doors to all five bedrooms and family bathroom.

**Master Bedroom**

15'3" x 12'6" (4.65m x 3.81m)

uPVC double glazed window to front aspect, radiator, bedroom furniture including wardrobes and matching chester draws. ceiling fan, door to en-suite, door to landing.

**En-Suite**

3'4" x 3'4" into 9'6" x 8'9" (1.02m x 1.02m into 2.90m x 2.67m )

uPVC double glazed opaque window to front aspect, vanity unit housing hand wash basin with mixer tap over, matching rolled top work surface with a selection of cupboards under, towel rail, wall mounted cupboard over, large mirror with matching glass shelves, integrated WC, walk in double shower with tiled splash backs, part tiled walls. door to bedroom.

**Bedroom Two**

10'3" x 12'7" (3.12m x 3.84m)

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

**Bedroom Three**

9'6" x 10'1" (2.90m x 3.07m)

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

#### Bedroom Four

8'8" x 11'9" (2.64m x 3.58m)

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



#### Bedroom Five

7'6" x 10'3" (2.29m x 3.12m)

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



#### Family Bathroom

7'4" x 7'7" (2.24m x 2.31m)

uPVC double glazed opaque window to side aspect. A modern white bathroom suite comprising panelled bath with separate shower, pedestal wash basin with mixer tap over, low level WC, radiator, part tiled walls. door to landing.



#### Double Garage / Additional Room.

15' x 15' (4.57m x 4.57m)

A double garage conversion. Two uPVC double glazed windows with fitted blinds to side aspect, wall mounted electric heater, power and light, laminate floor, half glazed uPVC entrance door to garden. The up and over door is still in place outside to the garage front.



#### Rear and side Gardens

Large garden surrounding the property on three sides. From kitchen and sun room door is a large patio area with steps to raised lawn with shrub and small tree border, path to two garden sheds and converted garage, wooden gate for front access, wall mounted gas and electric boxes, wall mounted power points, garden tap, path to rear and far side of property with lawn to side, far side is mainly laid to Cotswold stone with mall tree and bush borders enclosed by wooden fencing and small fence with gate.

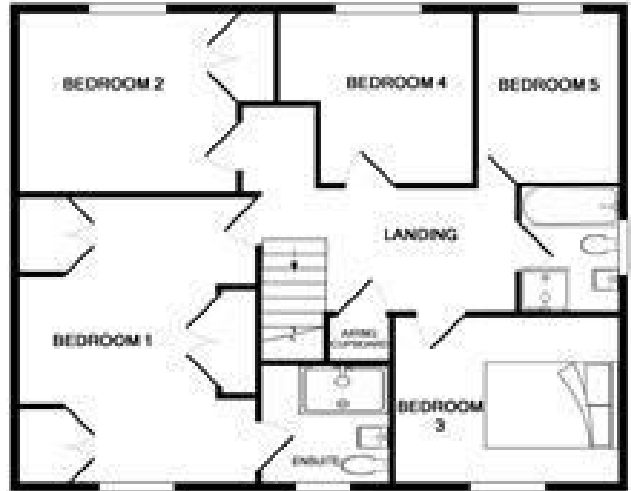


Planning was passed in August 2015 for a three bedroom detached property and garage with private access to be built on the raised lawn within the garden.



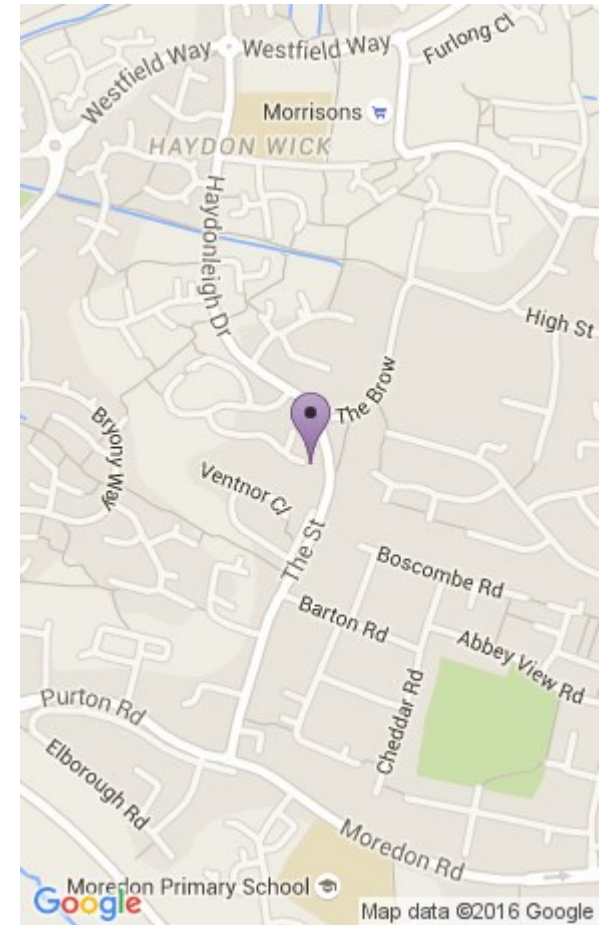
The house design has been obtained and is available on request.





TOTAL APPROX. FLOOR AREA: 1673 SQ FT. (155.9 SQ M.)

While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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 Floorplan 10p/15



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>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <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		
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	