

PROPERTY PARTICULARS

THRESHER DRIVE, GROUNDWELL, SWINDON, SN25 4AE
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£239,999



The property features an **ENCLOSED, North facing REAR GARDEN**, longer than normal single **GARAGE and DRIVEWAY**

Bedrooms 3
Living Rooms 1

+ **Three Excellent Sized Bedrooms**
+ **En suite to Master Bedroom**

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Moovahome offer for sale this modern, larger than usual three-bedroom terraced house situated in a popular residential area of Groundwell, North Swindon. Just minutes from all the amenities in North Swindon, the home consists of a lounge, open plan kitchen/diner, three double bedrooms and a family bathroom. The property also benefits from an enclosed, North facing garden, large single garage with a driveway in front and en suite to master. Moovahome offer flexible, accompanied viewings for this property.

Situation

Groundwell is a popular residential area of Swindon with excellent access to the A419 linking you to the M4 and M5 for London, Bristol and beyond. Swindon's Rail Station is approximately a fifteen-minute drive and London Paddington can be reached in just 50 minutes via train.

Local amenities include a range of pubs, local shops and leisure facilities. There are also regular bus services to and from the Town Centre and Orbital Centre.

Layout of the Property

Entrance Hallway

A composite, part-glazed front door provides access to the property. tiled flooring laid through the hallway and W.C, with UPVC window to side. Doors to lounge and W.C

W.C - 0.89m x 1.85m

UPVC window with obscured glass to front. Radiator, low level W.C and sink placed into a white vanity unit. Tiled flooring and recently upgraded electric fuse box.

Lounge - 4.06m x 4.29m reducing to 3.09m x 4.29m

Wood laminate flooring throughout and 2 wall mounted radiators. A front aspect, UPVC double glazed window. A TV connection point, electric fire with surround and an excellent sized, under-stairs storage cupboard is available. An internal door gives access to the kitchen/diner and stairs to the first floor.

Kitchen/Diner - 2.81m x 4.29m

Half tile effect vinyl flooring and half wood laminate break up the room perfectly. UPVC window and French doors to the rear garden. A range of modern, wood wall and base units fitted throughout with mottled worktops and splashback tiles over the top. A stainless-steel sink unit complete with a drainer and a mixer tap. Built in whirlpool gas hob, and electric fan cooker with a fitted whirlpool extractor hood over the top. Space for a free-standing fridge/freezer and under worktop washing machine.

The dining area has enough space for a 4/6 seat table and chairs and is situated over the wood laminate floor.

1st Floor

Landing

Carpet laid throughout and a ceiling mounted smoke alarm and hatch giving access to the loft storage space. An airing cupboard housing a water tank and storage. Doors to the bedrooms and bathroom.

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Bedroom 1 - 3.48m x 3.31m

A double bedroom with wood laminate flooring throughout. A wall mounted radiator, fan light and a UPVC double glazed window to the front of the property. Door to:

En Suite - 1.76m x 1.60m

White suite comprising of mains fed electric shower with white surround and glass enclosure. Obscure window to front, with white W.C and sink housed in a vanity unit. Vinyl flooring and radiator.

Bedroom 2 - 2.67m x 2.99m

A double bedroom with carpet fitted throughout. A wall mounted radiator and a UPVC double glazed window to the front of the property.

Bedroom 3 - 3.06m x 2.33m

A double bedroom with wood laminate flooring laid throughout. A wall mounted, radiator and a UPVC double glazed window to the rear of the property.

Bathroom - 2.65m x 1.94m

A modern, white bathroom suite comprising of a low-level W.C, pedestal sink and bath with a mains-fed shower over the top. A range of splashback tiles fitted throughout. Tile effect vinyl laid throughout and a rear aspect, UPVC double glazed window. A wall mounted radiator and mirrored cabinet.

Garden

An excellent sized, North facing, enclosed rear garden comprising primarily of astroturf lawn area, decking area and patio area. A decking area is also available. The garden is bordered by close board fencing and gated access to the rear parking space and garage.

Garage/Driveway

A single garage complete with an electric supply is accessed via an up and over door to the rear of the home. A driveway with space for two cars is available directly in front of the garage.

An energy certificate is being completed on the home in the next few weeks.

These particulars have been prepared by Moovahome Ltd, although due care and attention to detail has been carried out their accuracy is not guaranteed. Moovahome Ltd advise any potential purchaser to check the property fully prior to submitting an offer of purchase.

Furthermore, the fixtures and fittings including the heating system and appliances have not been checked by Moovahome Ltd, by describing these items we do not infer that they are in working condition. In addition to this, we are not guaranteeing their inclusion in any sale. All room sizes are approximate and should be checked prior to ordering furnishings for a property.

An Energy Performance Certificate (EPC) for this property is available on request.