



4 Artus Close, Haydon End, Swindon, SN25 1QZ

- SHOW HOME CONDITION
- Four DOUBLE Bedroom Detached House
- POTENTIAL FOR EXTENSION & LOFT CONVERSION
- 21ft Kitchen/Diner
- Three Reception Rooms
- Two En-Suites
- Dressing Area To Master Bedroom
- Fitted Wardrobes In All Bedrooms
- High Quality Fixtures & Fittings
- Double Garage With Driveway Parking

Offers Over £580,000



*** SHOW HOME CONDITION *** We are delighted to offer this stunning and spacious four DOUBLE bedroom detached house with POTENTIAL FOR EXTENSION & LOFT CONVERSION (subject to planning). The owners have tastefully modernised the property throughout with good quality fixtures and fittings. The ground floor comprises of a large entrance hallway with a central staircase, family room, cloakroom, study, living room, kitchen/diner and utility room. To the first floor is master bedroom (with en-suite shower) and dressing area, bedroom two (with en-suite shower), two further bedrooms and family bathroom. Property also benefits from front and a non overlooked rear garden with two patios, double garage, driveway parking, gas central heating and uPVC double glazing. Located in a quiet cul de sac in Haydon End within easy access to the Orbital shopping centre, schools, doctors surgery and transport links such as the A419.

Entrance Hallway

Stairs to first floor. Storage cupboard. Understairs cupboard. Amtico flooring. Radiator.

Cloakroom

White suite comprising of wash hand basin with cupboard under and built in W.C. Extractor fan. Amtico flooring. Inset ceiling lights. Heated towel rail.

Family Room

uPVC window to front elevation. Radiator.

Study

uPVC window to front elevation. Amtico flooring. Radiator.

Living Room

uPVC French doors and windows to rear elevation. Gas fire with marble surround. Two radiators.

Kitchen/Diner

uPVC windows to side and rear elevation. uPVC French doors to side. Gloss wall and base units with Quartz worktops over. Breakfast bar with wine cooler underneath. Stainless steel sink with mixer tap. Built in double oven. Ceramic hob with extractor hood over. Integral dishwasher. Space for American style fridge/freezer. Amtico flooring. Inset ceiling lights. Two radiators.

Utility Room

Composite door to side. Gloss wall and base units with Quartz worktops over. Stainless steel sink with mixer tap. Space and plumbing for washing machine and tumble dryer. Built in microwave. Amtico flooring. Inset ceiling lights.

Landing

Airing cupboard. Loft access (partly boarded). Radiator.

Bedroom One

uPVC window to front elevation. Inset ceiling lights. Radiator.

Dressing Area

uPVC window to rear elevation. Range of built in wardrobes. Inset ceiling lights. Radiator.

En-Suite Shower

Obscured uPVC window to rear elevation. White suite comprising of walk in double shower, two built in wash hand basins with cupboards under and low level W.C. Extractor fan. Fully tiled walls. Tiled flooring. Inset ceiling lights. Heated towel rail.

Bedroom Two

uPVC window to rear elevation. Built in double wardrobe. Radiator.

En-Suite Shower

Obscured uPVC window to side elevation. White suite comprising of built in double shower, wash hand basin with cupboard under and low level W.C. Extractor fan. Part tiled walls. LVT flooring. Inset ceiling lights. Radiator.

Bedroom Three

uPVC window to front elevation. Built in double wardrobe. Radiator.

Bedroom Four

uPVC window to front elevation. Built in double wardrobe. Radiator.

Bathroom

Obscured uPVC window to rear elevation. White suite comprising of centre bath, built in shower, wash hand basin with cupboard under and low level W.C. Shaving point. Extractor fan. Fully tiled walls. Tiled flooring. Inset ceiling lights. Heated towel rail.

Front

Mostly laid to lawn with mature hedging surround. Path leading to storm porch. Outside light.

Rear Garden

Enclosed by timber fencing. Mostly laid to lawn. Paved patio with path leading to further patio area and garage. Gravelled area to the side housing shed. Gated access to parking. Pedestrian access to garage.

Double Garage

Up and over garage doors. Door to rear garden. Light and power. Eaves storage.

Parking

Driveway parking for two vehicles with additional visitors parking on the main road.

Council Tax

Band F.

Notes

Boiler was replaced in 2021 and is serviced yearly.

Sizes

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings

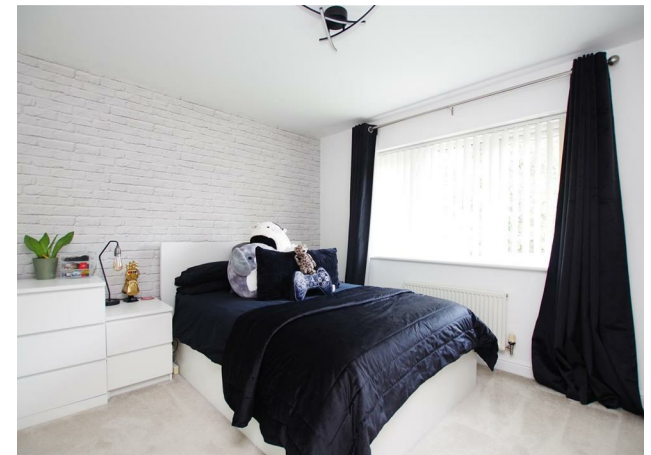
Strictly via our Swindon office telephone (01793) 641641.

Mortgages

If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering

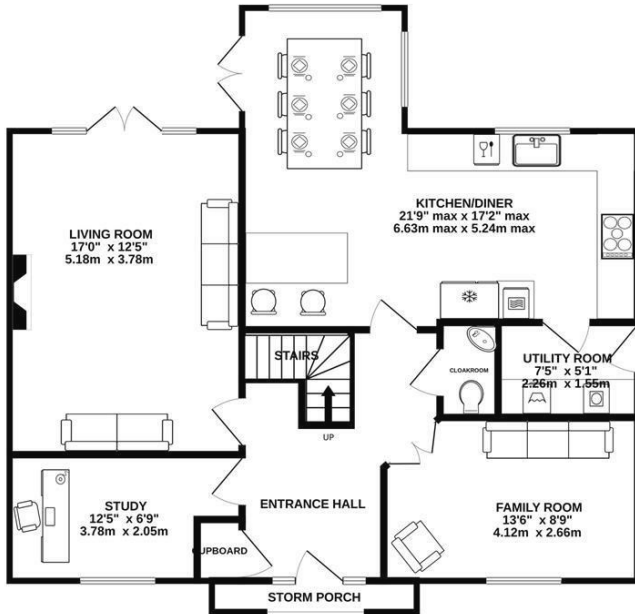
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



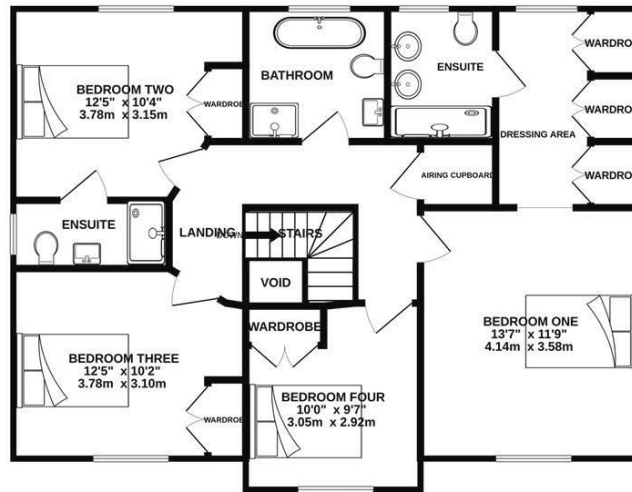
PRIMARY
Tel: 01793 641 641

HOMES & LETTINGS

GROUND FLOOR
876 sq.ft. (81.3 sq.m.) approx.



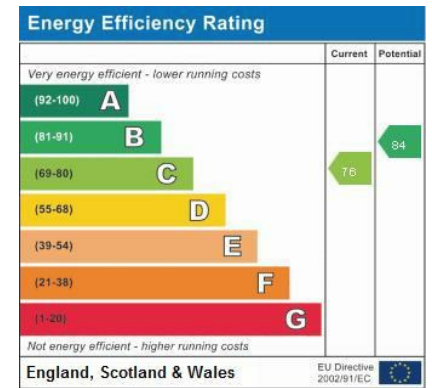
1ST FLOOR
820 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 1696 sq.ft. (157.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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