



6 Overton Gardens, Swindon, SN3 4LZ

Guide price £385,000

Summary

Resides Swindon are delighted to be offering this impressive, fully renovated 3/4 double bedroom family home, situated in a large corner plot of a quiet cul de sac, in a much sought after area of Stratton. This stunning three/four double bedroom family home has been fully renovated to an exceptional standard by Old Town Renovation LTD. This is the first time the property has been for sale on the market since first built and boasts a very large plot for a property in this area. A large block paved driveway to the front of the house, with the full potential to house 3/4 cars. A full size integrated garage. A very generously sized private rear garden with patio, large lawn area with mature trees and a large hedge border. This property boasts a large open plan kitchen/diner family room to the rear, overlooking the beautiful garden. To the front of the property there is a stunning spacious lounge with a contemporary open fireplace, with the potential for a log burner. To the right of the property is the extension, the potential 4th bedroom with a jack and jill access to the downstairs bathroom/en-suite, this is large room with under stair storage. The upstairs of the property houses 3 double bedrooms and a beautiful contemporary large family bathroom, with full size bath and walk in shower, ample space for all the family.



BULLET POINTS

The property has been renovated to a very high level, leaving nothing untouched, everything is fresh and new. Including such finishing touches as:

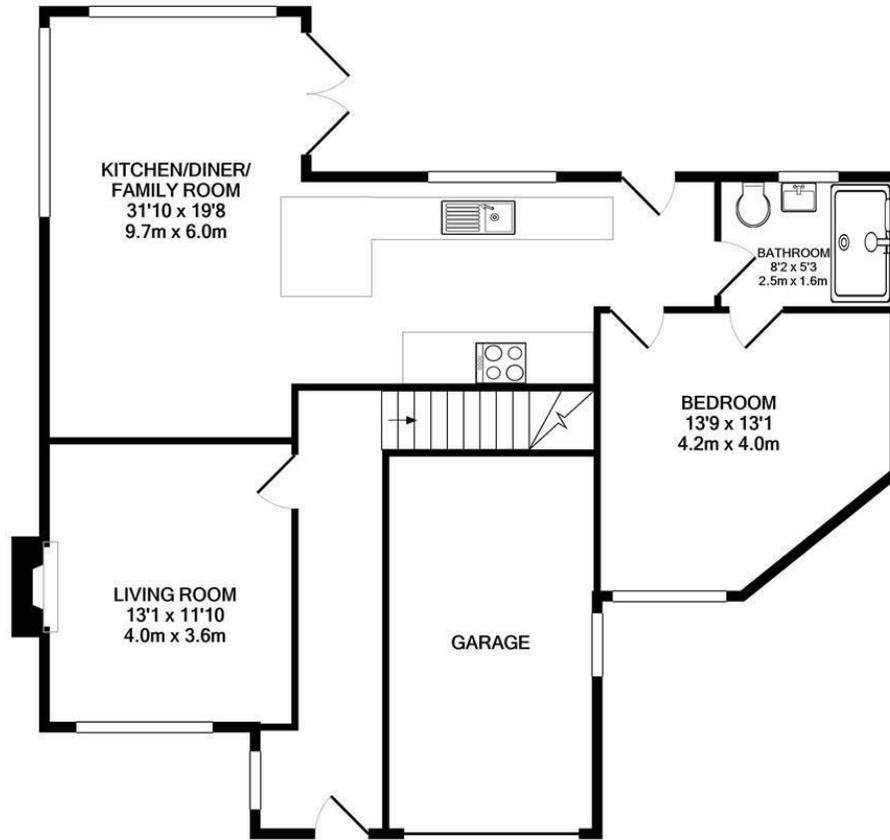
- Anthracite radiators throughout
- Dove Grey cottage doors
- Fully tiled continuous floor throughout the hall and kitchen diner, in modern grey oak
- Brand new and used fully fitted kitchen including bespoke solid 40mm oak block worktops, brand new built in appliances and range cooker, the protective film is yet to be removed from the kitchen doors and appliances etc.
- Bespoke fitted banded blinds to all windows
- Brand new contemporary front door in black
- Private cast iron lamp post in full working order to the front of the property
- Solid Oak mantle fireplace
- Beautiful bespoke staircase in striking grey, boasting a fabulous glass balustrade

- The flooring upstairs has been laid continuously throughout all bedrooms and landing creating a very modern and clean look
 - 1 inch depth contemporary taper edge skirting and architrave throughout
 - The whole house has been fully replastered
 - Plumbing replaced throughout
 - Downlights throughout, with multiple contemporary pendant lights
- Overall, this is a fantastic clean and sleek property, with everything finished and ready to be moved into immediately, with no onward chain

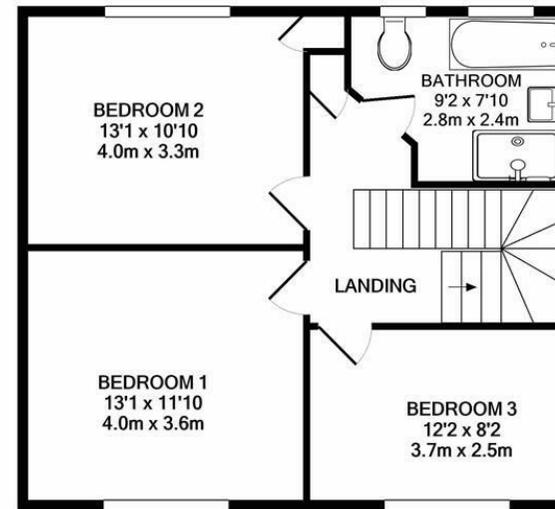
SUBJECT TO BUILDING REGULATIONS AND PLANNING

The property has a great potential to be extended up into the loft space and create a large master bedroom with en-suite. With ample head room and a wide span. The single story extension to the right of the property also previously had planning permission passed, for a second storey above, however this has now lapsed. But could be reapplied.





GROUND FLOOR
APPROX. FLOOR
AREA 1064 SQ.FT.
(98.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 570 SQ.FT.
(53.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1635 SQ.FT. (151.8 SQ.M.)

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			
102 plus) A			
(81-101) 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			
102 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	