

56 Broome Manor Lane, Old Town, Swindon, Wiltshire, SN3 1LX

Guide price £600,000









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Located in Broome Manor Lane in the historic Old Town of Swindon, this extended house, built in 1935, offers three receptions, modern kitchen breakfast room with a southwest facing garden. Spanning a generous 1711 square feet, the property further benefits from a boot room/utility, cloakroom, plus a dressing room and ensuite to bedroom one.

Upon entering, you will be greeted by three inviting reception rooms, each providing ample space for relaxation and entertainment. One of the reception rooms features a log burner, perfect for those chilly evenings, while the second reception retains its original chimney, offering the option for a further log burner, with the third modern reception enjoying a roof lantern, views of the garden is being semi open plan to the kitchen and living room. The modern kitchen breakfast room is a highlight, offering an abundance of storage and worktop space, making for a functional space for culinary enthusiasts.

Conveniently located, the Coop convenience store is just half a mile away, ensuring that daily necessities are easily accessible. For those who enjoy the outdoors, Coate Water Lake is nearby, offering picturesque walks and recreational activities. Commuters will appreciate the proximity to Swindon train station, located 2.2 miles away, and the M4 motorway, just 3.2 miles from your doorstep.

Description

Comprising entrance hallway, three receptions, kitchen breakfast room, boot room/utility, cloakroom, four bedrooms, en-suite, dressing room, main bathroom. The entrance hallway enjoys natural light from a side window along with windows in the front door, a view to the rear garden can be seen via the kitchen/rear reception, there is space under the stairs for shoe storage, doors lead to two receptions and the kitchen. The kitchen offers an impressive amount of storage, has a breakfast bar, enjoys views over the rear garden, is semi open plan to a rear reception and has a door to the boot room which in turn has another external door out to the drive, handy for bringing in the weekly food shop. The rear reception overlooks the garden with patio doors leading out to a decking area. A skylight provides plenty of natural light, an opening leads into one of the two receptions which is currently being used as the living room which a central log burner. The second reception situated off the hallway has a bay window overlooking the front and has a chimney, ideal for a purchaser wanting to add an additional log burner or open fire (subject to inspections of the chimney). A door leads off the driveway into the boot room/utility, doors lead into a cloakroom and to the kitchen. On the first floor bedroom one has a dressing room and en-suite shower room. There are three further bedrooms and a main bathroom with a shower over the bath.

Outside the front is mainly made up of a block paved driveway offering parking for at least two vehicles with ample further unrestricted street parking. The rear garden is mainly laid to lawn, has a raised decking area, a large shed to the rear with recycled rubber flooring outside the shed and next to the decking area. A side gate leading out to a public footpath, which via the rear housing estate provides access to a Coop convenience store around 1/2 mile away.

Services: Mains drainage, gas, electricity and water.

Situation

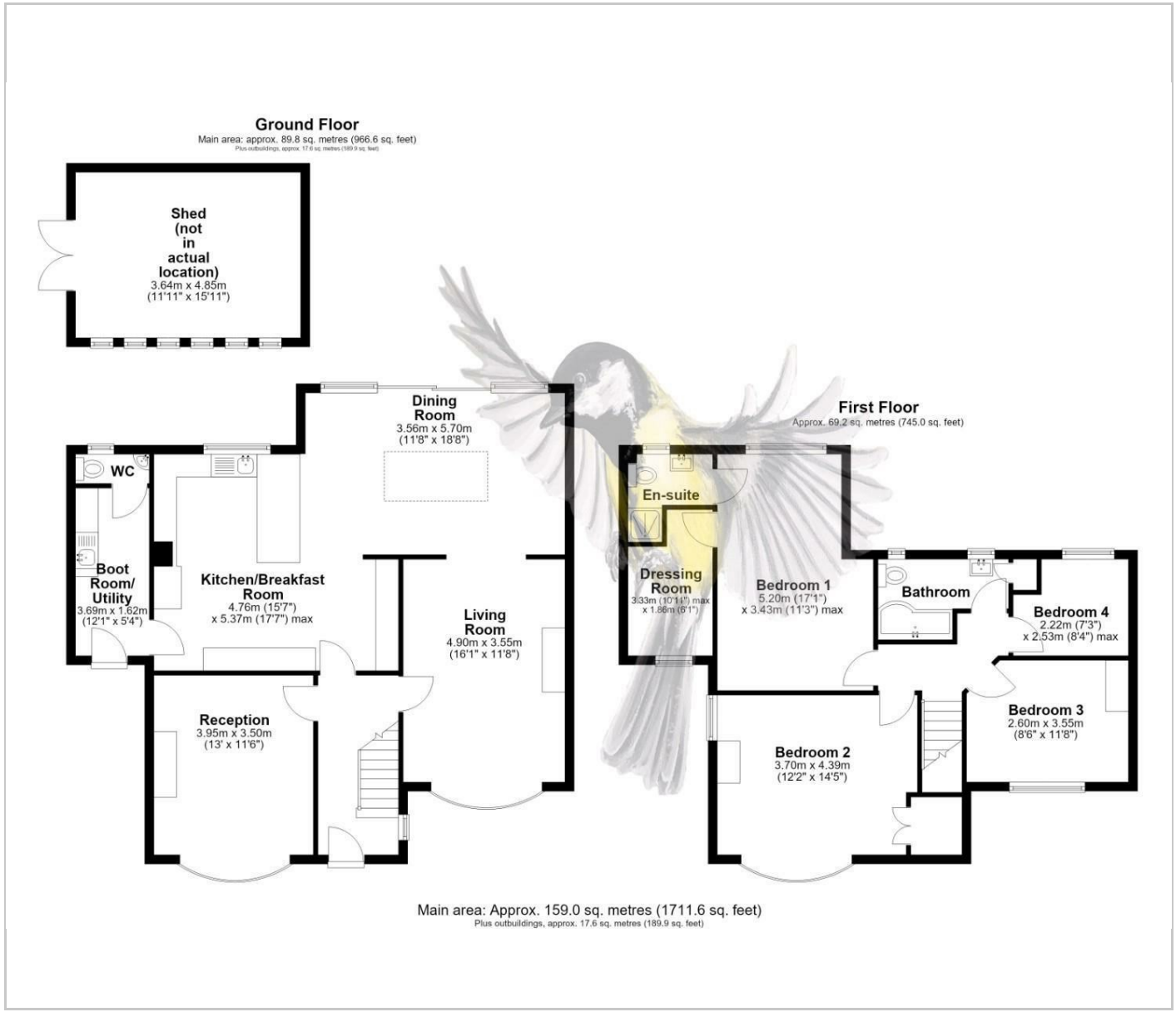
Broome Manor is a small suburb of Swindon positioned between Old Town and Coate Water country park to the south east of Swindon centre. Within a 1 mile walk is Old Town, the historic older part of Swindon which is popular for its eclectic mix of bars, shops and restaurants amongst the practical amenities that are always handy to have on the doorstep. In addition to this, there are many walks to be enjoyed around one of the selection of public gardens and open countryside heading out to one of Swindon's old canal routes. Nearby Coate Water lake (a few minute walk) has a famous Grade II listed driving board and offers walks around the lake, through the woodland whilst enjoying the views of the surrounding countryside, finished off with a hot drink and snack from their cafe. There are four primary schools and a secondary in Old Town, all with good ofsted ratings. The town is a walk down the hill where the train station with trains running to London Paddington can be utilised to access the capital in under the hour. The M4 motorway is also within 3 miles of the property roughly to either junction 15 or 16.



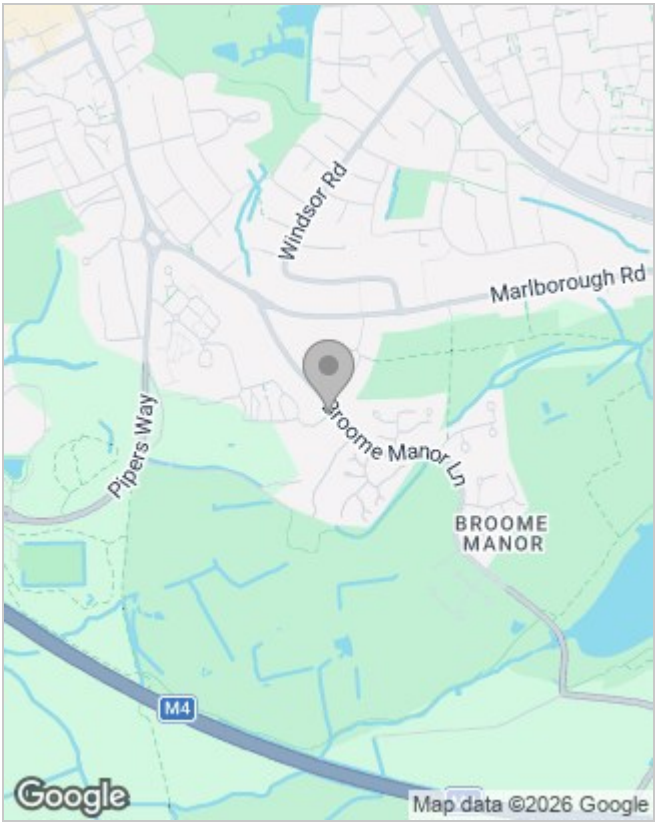




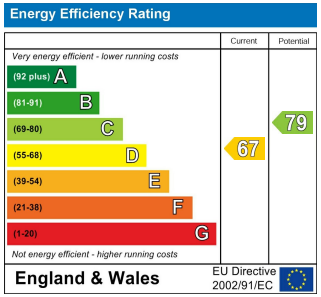
Floor Plans

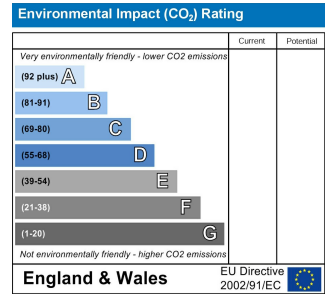


Area Map



Energy Performance Graph





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