



Rainer Close, Stratton St Margaret
Wiltshire, Offers in Excess of £400,000

Waymark

Rainer Close, Swindon SN3 4YA

Wiltshire

Freehold

Detached Family Home | Four Spacious And Light Bedrooms | Three Reception Rooms | Including Open Plan Kitchen Diner With Access To Garden | Two Bathrooms | Utility & Downstairs W/C | Driveway Parking & Small Garage/Store | Beautiful Landscaped Garden | Popular And Sought After Location | Great Commuter Access Onto The A420, A419 And M4

Description

A fantastic opportunity to purchase this beautiful four bedroom detached family home, which is located in a popular and sought after location within Stratton St Margaret in Swindon. The property is walking distance to local amenities including shops, super markets, public houses and both primary and secondary schools. The property also benefits from four good size bedrooms, three reception rooms, two bathrooms, driveway parking, small garage/store and a beautiful landscaped garden.

The property is offered to the market chain free and the accommodation comprises; Entrance hall, downstairs w/c, utility room, open plan kitchen/diner with access to garden, spacious sitting room, family room, landing, modern family bathroom and four spacious and light bedrooms, master with en-suite shower room.

Outside there is a block paved/graveled driveway which leads up to the garage/store, which provides plenty of off-street parking. The rear garden has been beautifully landscaped and is mainly laid to lawn along with paved patio area, decking area and well stocked raised flower beds and borders.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating and upvc double glazing throughout. This property must be viewed to be fully appreciated.

Location

Situated in a sought after location within Stratton St Margaret, this property is in close proximity to local schools, shops, and essential amenities. Along with benefiting from great commuter access onto the A419, A420 & M4.

Viewing Information

By appointment only please.

Local Authority

Swindon Borough District Council.

Tax Band: E



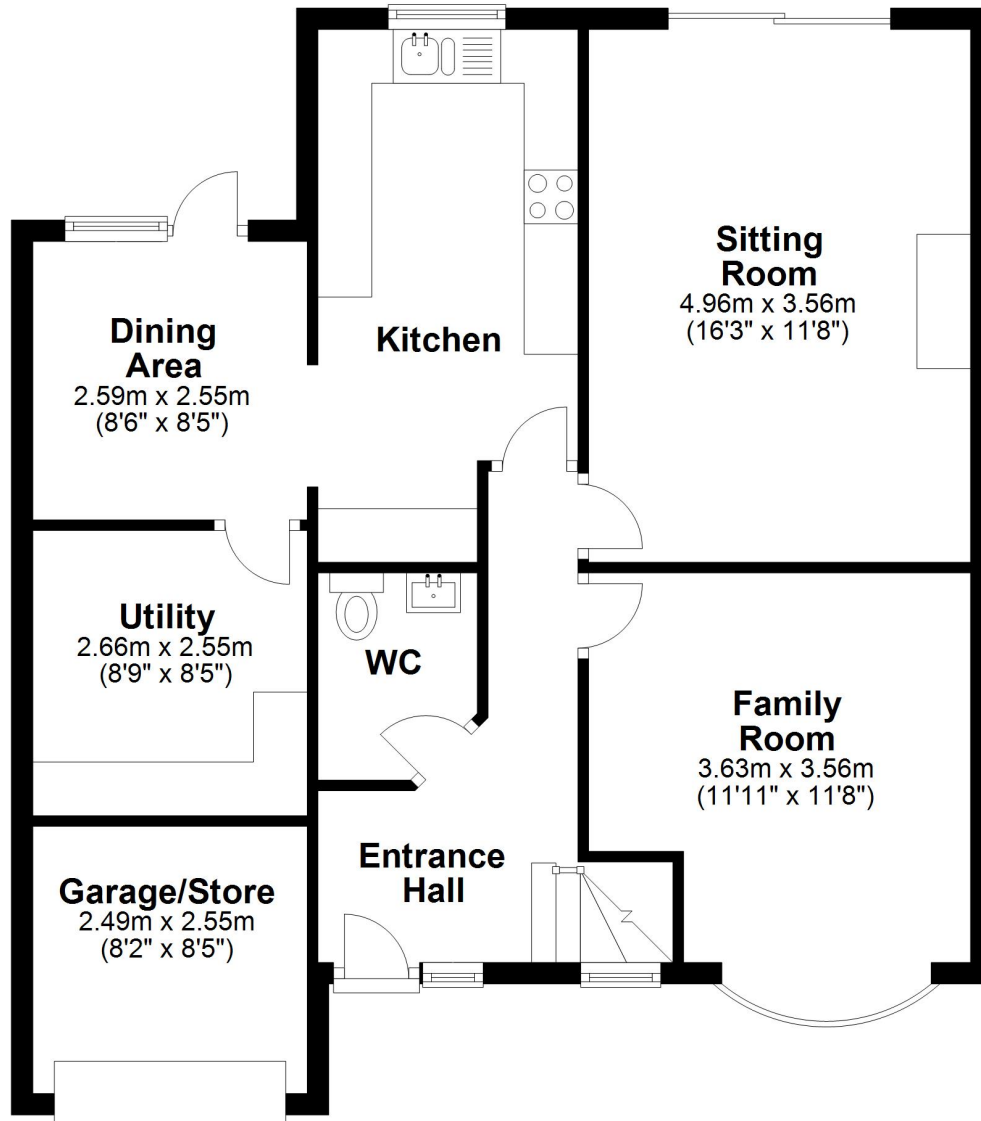
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

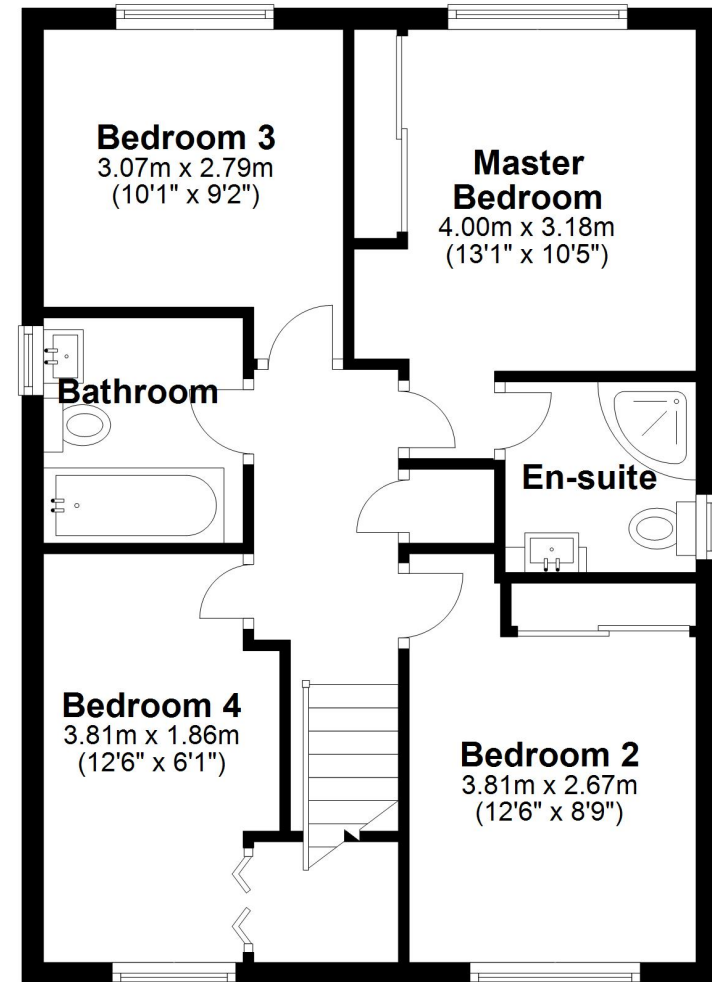
Ground Floor

Approx. 74.0 sq. metres (796.7 sq. feet)



First Floor

Approx. 52.8 sq. metres (568.3 sq. feet)



Total area: approx. 126.8 sq. metres (1365.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

