



Magdalene Close, South Marston
Wiltshire, Offers in Excess of £425,000

Waymark

Magdalene Close, South Marston SN3 4FR

Wiltshire

Freehold

Detached Family Home | Four Spacious And Light Bedrooms | Two Large Reception Rooms | Including Beautiful Open Plan Kitchen/Diner With Access to Garden | Two Modern Bathrooms And Downstairs W/C | Driveway Parking And Converted Garage/Studio/Gym | Landscaped Garden | Popular & Sought After Village Location

Description

A fantastic opportunity to purchase this beautiful and immaculate four bedroom detached family home, which is located in the popular and sought after village of South Marston. The property is only circa four years old and benefits from four spacious and light bedrooms, two large reception rooms, two modern bathrooms, driveway parking, converted garage/gym/studio and landscaped rear garden.

This impressive property comprises; Entrance hall with built-in storage cupboard, downstairs w/c, stunning open plan kitchen/diner complete with island unit and french doors out to the garden, spacious sitting room, landing, modern family bathroom and four light and airy bedrooms, all with built-in wardrobes and master with modern en-suite shower room.

Outside there is a driveway which leads up to the garage/store which provides parking for circa 2/3 vehicles. The garage has been converted into a gym/studio which helps add extra depth in accommodation. The rear garden has been landscaped and is mainly laid to lawn along with a large paved patio area which is perfect for outside dining and entertaining. The garden also benefits from well stocked flower borders as well as outside lighting.

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. The property also benefits from circa 6 years NHBC warranty. This property must be viewed to be fully appreciated.

Location

South Marston is an attractive village which sits just outside of East Swindon and neighbours the Wiltshire/Oxfordshire border. The Village benefits from great access to the A420, A419 and M4. Swindon train station is circa 4 miles away and there are good bus links too.

Viewing Information

By appointment only please.

Local Authority

Swindon Borough District Council.

Tax Band: E



Waymark
Faringdon Office

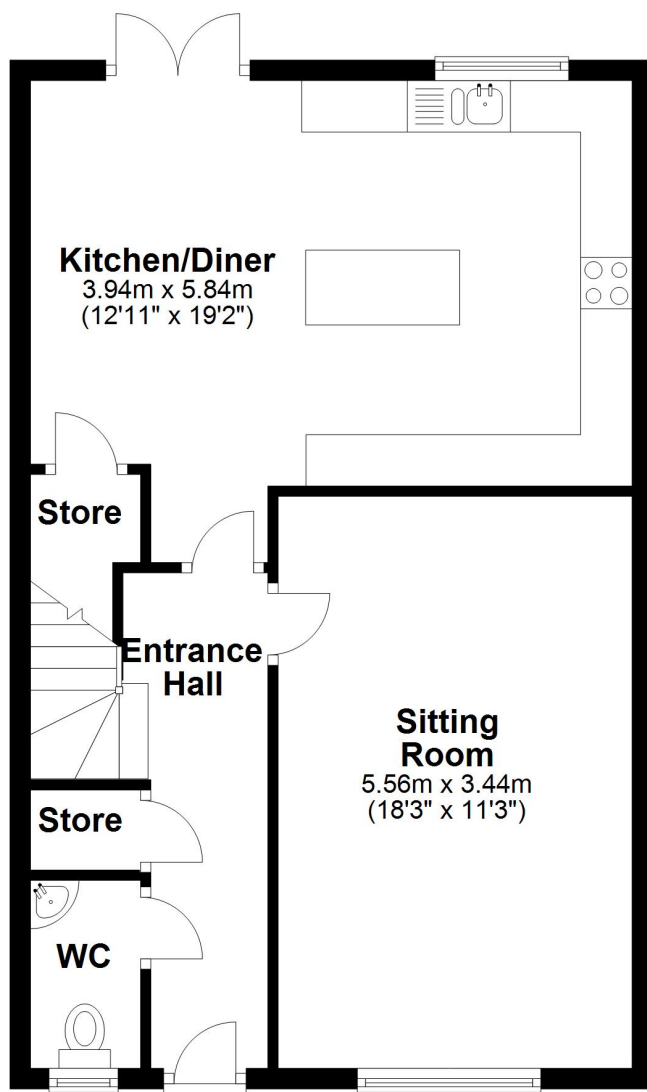
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

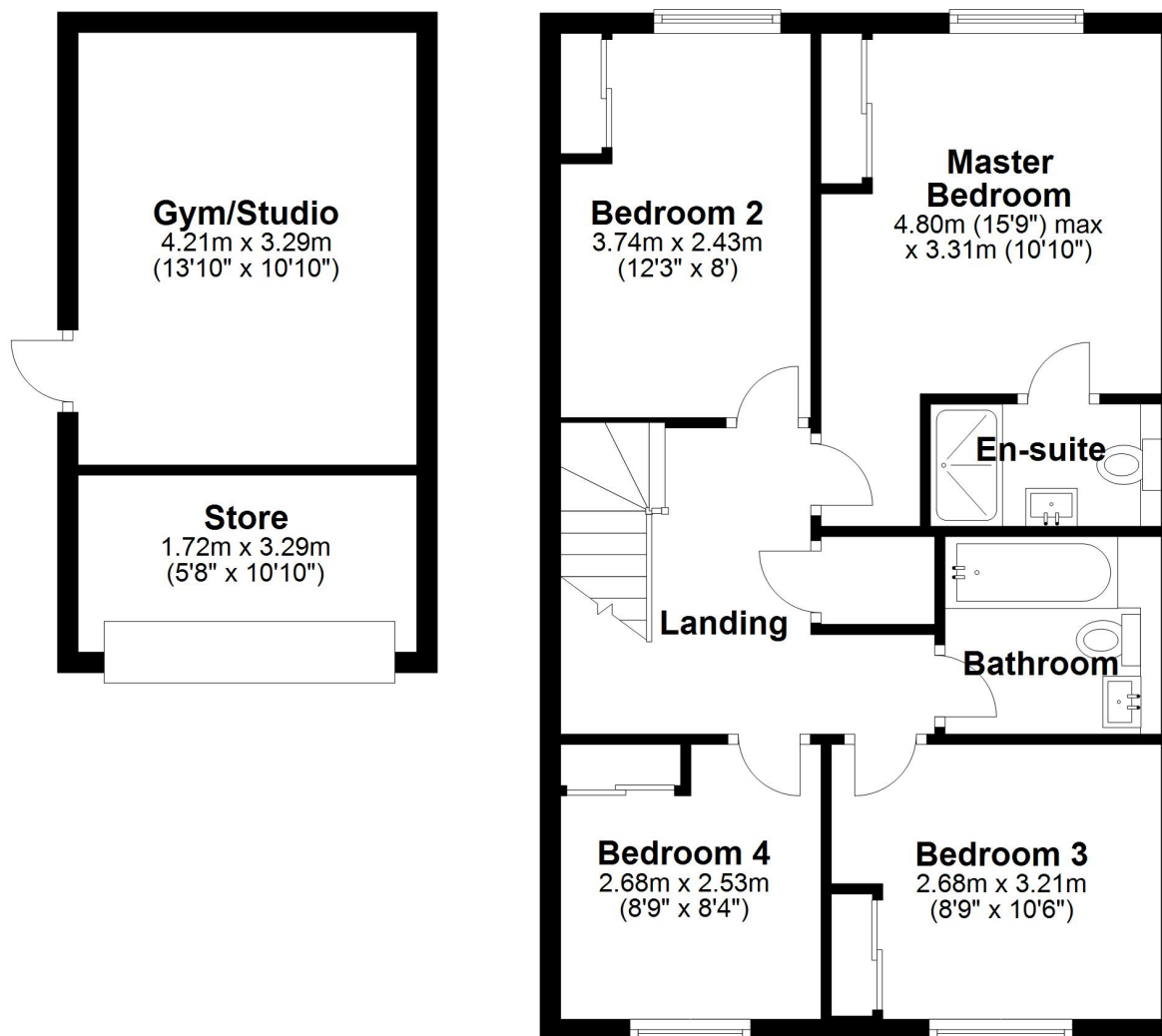
Ground Floor

Approx. 75.9 sq. metres (816.7 sq. feet)



First Floor

Approx. 56.0 sq. metres (602.9 sq. feet)



Total area: approx. 131.9 sq. metres (1419.7 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.

