

CHARLES HARDING

VALUERS & ESTATE AGENTS

**Polesdon Avenue
Badbury Park
Coate, SN3 6AE
Price: £475,000**

SUMMARY

Four double bedroom detached house

Two ensuites & family bathroom

Superb kitchen/family room

Separate utility room

Large rear garden

Detached double garage

Generous 1760sq ft



MAIN ADVERT

Presented in exceptional order throughout is this modern and spacious detached family home located in the popular new development of Badbury Park. The property benefits from generous room sizes throughout and includes four double bedrooms, two of which have ensuite shower rooms, a family bathroom, a beautiful fitted kitchen with feature central breakfast bar and additional space for family seating, a separate utility room, lounge with multi fuel burner and separate dining room. The rear garden is much larger than expected and offers a good degree of privacy to the rear and leads to a detached double garage with half having been converted into a gym. The property can only be fully appreciated by an internal viewing and comes highly recommended.



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**Entrance:**

Access via part glazed door opening to:

Entrance Hall:

Attractive Italian porcelain floor tiling. Stairs to first floor landing. Understairs storage cupboard.

Cloakroom:

White suite comprising low level wc. Wash hand basin with tiled splashbacks. Radiator. uPVC double glazed window.

Living Room: 21' 6" x 11' 6" (6.55m x 3.50m)

Feature multi fuel burner. TV aerial point. uPVC double glazed window to front. uPVC double glazed patio doors to rear garden.

Dining Room: 11' 11" x 10' 9" (3.63m x 3.27m)

uPVC double glazed window to front. Radiator. Door to:

Kitchen/Family Room: 22' 2" x 15' 2" (6.75m x 4.62m)

Beautifully fitted in a range of white units and attractive wood block work surfaces with complimentary tiled work surfaces. Sunken stainless steel sink with chrome pedestal mixer tap over. Central wood block breakfast bar with built in fridge and freezer. Inset 4 ring gas hob. Electrolux eye level double oven. Built in AEG dishwasher. Porcelain floor tiling. Radiator. Ceiling with spotlights. uPVC double glazed window to side. uPVC double glazed doors giving access to rear garden. Door to:

Utility Room:

Fitted with matching wall and base mounted units to kitchen. Wood block work surface with tiled splashbacks. Inset single drainer stainless steel sink unit. Utility space and plumbing for washing machine and tumble dryer. Wall mounted boiler. uPVC double glazed door to rear.

First Floor Landing:

Radiator. Access to loft space. Airing cupboard.

Master Bedroom: 16' 9" x 15' 2" (5.10m x 4.62m)

uPVC double glazed window to rear. TV aerial point. Radiator. Door to:

Ensuite:

Modern suite comprising fully tiled double shower cubicle accessed via glass shower screen. Low level wc. Pedestal wash hand basin with tiled splashbacks.

Bedroom 2: 10' 7" x 10' 6" (3.22m x 3.20m)

uPVC double glazed window to front. Radiator. Door to:

Second Ensuite:

Modern fitted comprising fully tiled double shower cubicle accessed via sliding glass door. Low level wc. Pedestal wash hand basin with tiled splashback. uPVC double glazed window.

Bedroom 3: 13' 1" x 12' 1" (3.98m x 3.68m)

Radiator. uPVC double glazed window to front.

Bedroom 4: 10' 7" x 10' 6" (3.22m x 3.20m)

uPVC double glazed window to rear. Radiator.

Family Bathroom:

Modern white suite comprising panel enclosed bath with tiled surround. Low level wc. Pedestal wash hand basin with tiled splashback. uPVC double glazed window to rear. Wood flooring.

Outside:

To the front of the property is hedging with central footpath leading to the front door.

Rear Garden:

Larger than average garden enclosed on all sides and not overlooked a the back. Mainly laid to lawn with flower and hedge borders. Paved patio to the rear of the property. Outside lighting.

Double Garage:

Detached from the property and accessed via side driveway. Two up and over doors. Light and power. One half is currently used as a gym and can be accessed via an inner door.







Disclaimer:

While we have made every effort to make our sales particulars reliable and accurate, please be aware that they are only a general guide to the property and do not form part of any contract or offer. We suggest that any prospective buyer gains verification from their solicitor.

Measurements and Services: The approximate room sizes on these details are intended as a guide only and the buyer is advised to verify the dimensions carefully before legal completion. Please note that CHARLES HARDING ESTATE AGENTS have not tested any of the equipment or appliances in this property and cannot verify that they are in working order.

