6 St. Johns Close, Swindon, DY3 4PQ

BERRIMAN
EATON

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A uniquely Architecturally Designed detached family home occupying a desirable position at the end of the cul de sac with enviable views across the neighbouring fields. There is a generous driveway, double garage and a large rear garden. The internal accommodation briefly comprises entrance hall, two large reception rooms with access to a balcony overlooking fields, fitted kitchen, shower room and further reception room/double bedroom. To the ground floor there are four double bedrooms, bathroom and separate shower room. The property benefits from central heating, double glazing and no upward chain.

LOCATION

St John's Close is a charming, quiet cul de sac, situated off Church Road, with lovely Countryside views. There is convenient access to Enville common and Smestow Nature Reserve, as well as having access to the Canal. There are shops in the Village and a bus route going through Wombourne and to Merry Hill Centre. St Johns is the local Primary School and this is also situated nearby.

DESCRIPTION

This is a uniquely proportioned split level detached family home occupying a desirable position at the end of the cul de sac with enviable views across the neighbouring fields. There is a generous driveway, double garage and a large rear garden. The internal accommodation briefly comprises entrance hall, two large reception rooms with access to a balcony overlooking fields, fitted kitchen, shower room and further reception room/double bedroom. To the ground floor there are four double bedrooms, bathroom and separate shower room. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door with double glazed opaque panels to the front elevation, a double glazed window overlooking the rear elevation, radiator and staircases to lower and upper floors. There is a LOUNGE which has inglenook fireplace with inset gas fire, two radiators, double glazed window to the side elevation and double glazed sliding patio doors onto the BALCONY. The SITTING ROOM has a double glazed window to the rear elevation and access onto the balcony through an additional double glazed patio door. There is a fireplace and two radiators. There are stairs which lead to the upper landing which has metal balustrades and double glazed window to the front elevation, storage cupboard and door into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces with inset one and a half bowl and drainer with mixer tap. There is a double glazed window to the rear elevation and a UPVC door to the side passage. There is a space for a Range style oven with fitted extractor, space for an American style fridge freezer and washing machine and an integrated dishwasher. There is a SHOWER ROOM which has a walk in curved cubicle with electric shower, vanity wash hand basin and mixer tap, low level W/C, curved heated towel rail and double glazed opaque window to the side elevation. There is a further STUDY/DOUBLE BEDROOM which has a double glazed window to the front elevation and radiator.

The staircase descends to the LOWER FLOOR and gives access to the rear garden through double glazed French doors, there are three generous storage cupboards and a radiator. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, fitted wardrobes and radiator. DOUBLE BEDROOM 2 has a double glazed window to the side elevation, radiator and fitted wardrobes. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 4 has a double glazed window to the rear elevation and radiator. The BATHROOM is fitted with a white suite which comprises bath, vanity wash hand basin and mixer tap, low level WC, double glazed opaque window to the rear elevation and radiator. The SHOWER ROOM has a walk in cubicle, vanity wash hand basin, curved heated towel rail, double glazed opaque window to the side elevation and radiator.

OUTSIDE

The property occupies a private corner position with a tarmac DRIVEWAY suitable for parking several vehicles off road and gives access to a DOUBLE GARAGE which has two elevating doors, double glazed door onto the rear garden, double glazed window to the rear elevation and wall mounted central heating boiler. There are steps and a path leading to the front entrance and a further path which leads to the side patio and the kitchen entrance. From there are steps leading down to the rear garden which has well planted borders with various trees and shrubs, a raised and planted rockery and an extensive lawn with a private aspect and lovely views across the neighbouring fields. The garden wraps back around to the front with gated access.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND G – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile date coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: https://www.ofcom.org.uk/mobile-coverage-checker
The long term flood defences website shows very low risk

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Wombourne Office
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www.berrimaneaton.co.uk

Offers In The Region Of
£700,000

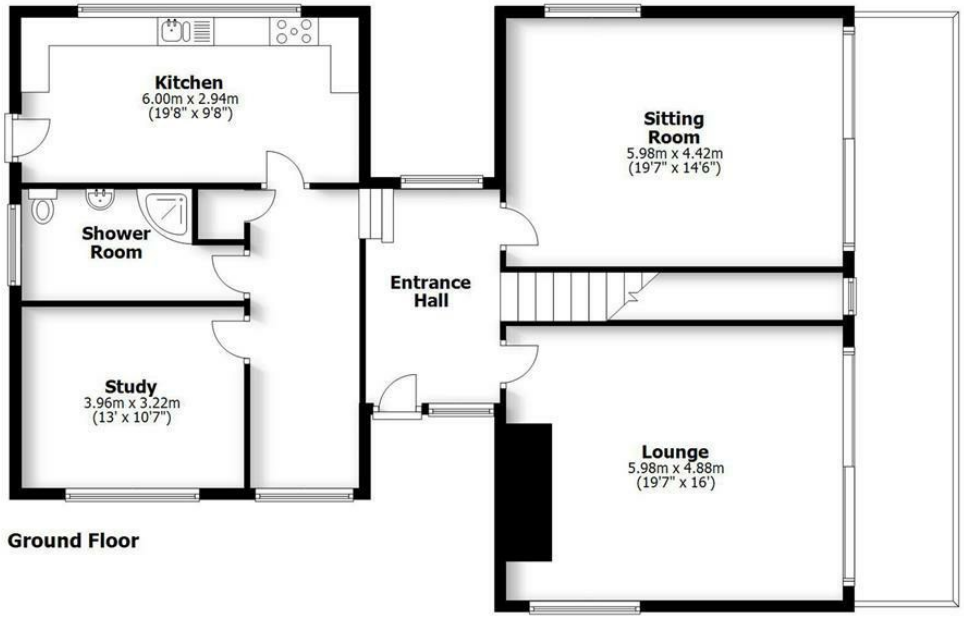
EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

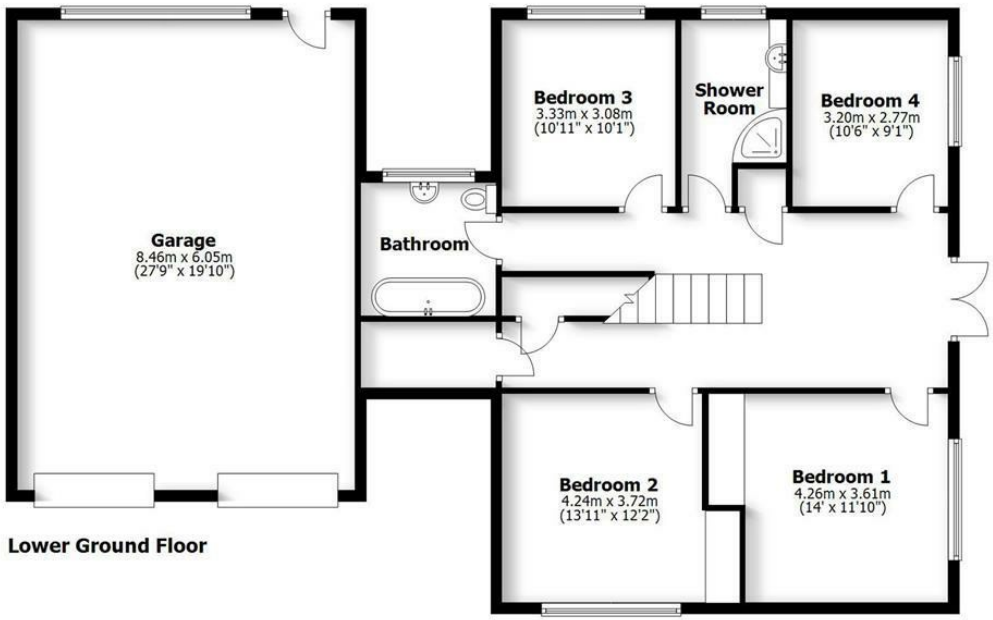
6 St Johns Close
Swindon

HOUSE:	213.0sq.m.	2292sq.ft.
GARAGE:	51.1sq.m.	550sq.ft.
TOTAL:	**264.1sq.m.**	**2842sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



Lower Ground Floor

TAKE ME
TO THE OCEAN