



## 10 WESSEX WAY

HIGHWORTH, SWINDON, WILTSHIRE SN6 7NT

£339,500

A splendid detached house enjoying a secluded, elevation position set within an attractive cul de sac, situated on the edge of this fine historical market town.



## LOCATION

The historic market town of Highworth lies about 7 miles to the north-east of Swindon. This bustling market town offers a good range of daily amenities from the delicatessens, butchers and bakers to more comprehensive supermarket. Good local schooling at both levels, medical practice and sports clubs to include Wrag Barn Golf club. The town lies on the borders of the Cotswolds, River Thames and the Vale of White Horse.

## THE PROPERTY

10 Wessex Way was built in 1977 by McLean Homes. The property has been traditionally constructed of red brick elevations set beneath a pitched interlapping 'double-roman' style tiled roof. It enjoys the comfort of a recently installed wall mounted combination boiler that powers the domestic hot water and heating system with timer control by Nest. The added benefit from replacement Upvc windows and doors throughout.

The accommodation briefly comprises front door leading into entrance hall with stairs rising to first floor, double doors open into the well-proportioned sitting room with shallow bay window to front aspect. Access leads into the splendid open plan kitchen. Fitted with a good range of painted base and wall mounted units with timber worksurface, the kitchen features a double low-level oven with ceramic hob and extractor hood over, inset 'Belfast' style sink, peninsular bar partitioning the kitchen from the dining area. Bespoke fitted box seating is situated within the dining space, double glazed doors lead into the rear garden. Off the kitchen lies the utility room with built-in units and plumbing for washing machine, internal door to the single garage and access to rear. To the first floor, a bright landing has doors leading off to the three bedrooms, the master with built-in wardrobes and modern bathroom with white suite.

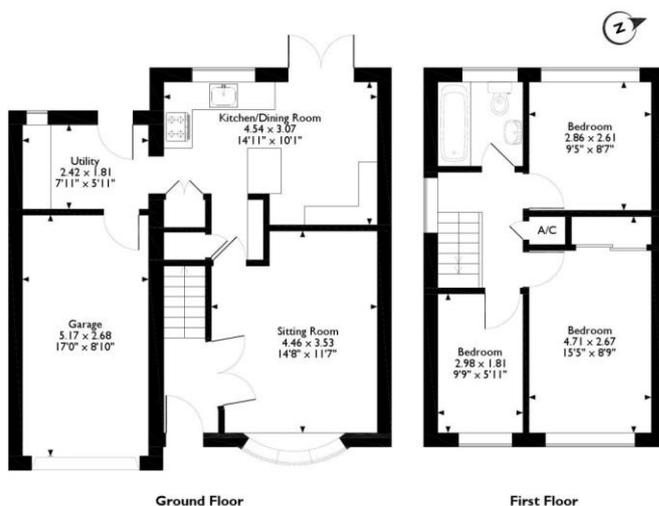
To the outside, the house is set back from the cul de sac with long drive affording ample parking. Gated side access leads to the rear garden that enjoys a sunny aspect. Immediately adjacent to the house lies a paved terrace with steps leading onto lawns, the gardens are partly bound by brick walls and close-board fencing.

10 Wessex Way is not subject to an onward purchase making it end of chain and providing the purchaser with early occupation if so desired. Subject to the usual planning conditions, the property would offer scope for extension. A viewing is highly recommended.

## GENERAL INFORMATION & DIRECTIONS

The property is Freehold. All mains services are connected. Council Tax Band 'D'. EPC Band 'D'. Leave the Market Place to the north, at the traffic lights turn right (Lechlade), at the round about take the third exit into Roundhills Mead, Wessex Way is the third turning on your right, as you enter the cul de sac Number 10 will be seen on your left.

### 10 Wessex Way Highworth, Swindon



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