



♥ 3 Bedroom Semi-Detached £350,000

22 Nevinson Road, Swindon, SN3 1FQ

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### 3 Bedroom Semi-Detached Swindon, Marlborough Park

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- Immaculate Throughout
- Open Plan Kitchen/  
Dining Area
- Spacious Lounge
- Downstairs  
Cloakroom
- Three Spacious  
Bedrooms
- Fully Enclosed  
Garden





McFarlanes Sales and Lettings are proud to present this modern impressive, immaculate three bed roomed semi-detached home located in the desirable area of Marlborough Park, Old Town, within easy walking distance to all local amenities including local reputable schools and golf complex as well as offering easy access to major road links such as M4, A419 and A420. Accommodation comprises of open plan kitchen / dining area, spacious living room and downstairs cloakroom. Upstairs you will find three spacious, double bedrooms, master bedroom with ensuite and family bathroom. This exceptional home also benefits from off road parking.



The property is a Swedish designed, modular home, built in Wales and the high specification ensures these state of the art homes provide an excellent standard of living. Throughout the property offers full height double glazed windows which are marine steel to the exterior but with oak finish internally.

There is a range of high quality base and eye level units with integrated AEG fridge/freezer and boiler cupboard.

Karndean flooring leads from the dining area in to the kitchen with a further range of base and eye level units benefiting from more AEG integrated appliances to include dishwasher, washer/dryer, electric oven, gas hob and stainless steel extractor hood. The work surfaces have co-ordinating upstands and inset one and a half bowl, stainless steel sink.

The light and airy sitting room provides a view over the rear garden through double doors with full height picture windows.

The master bedroom benefits from a built in wardrobe and en-suite shower room with close coupled w.c., wash hand basin and double width shower all with attractive tiled surrounds and by-pass heated towel rail.

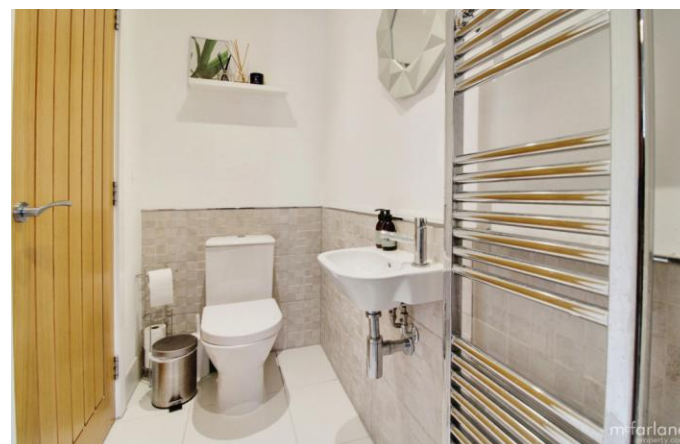
There are two further bedrooms and the family bathroom with close coupled w.c., wash hand basin and deep panelled bath with shower over, again this bathroom benefits from attractive tiling as well as by-pass heated towel rail.

The landing provides a useful storage cupboard which also gives access to the technical elements of the property.



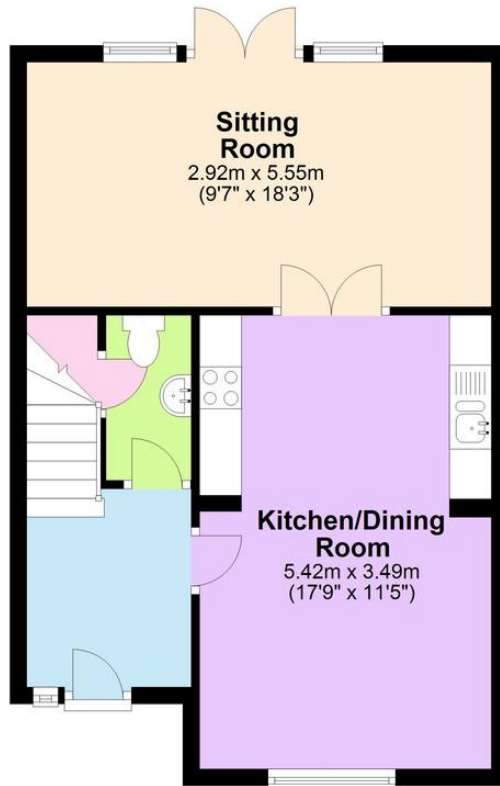


Low maintenance frontage, block paved driveway parking for at least two vehicles and enclosed rear garden with shed. Marlborough Park is a modern development of good quality properties nestled between the excellent amenities of Old Town but within walking distance of Coate Water Country Park.



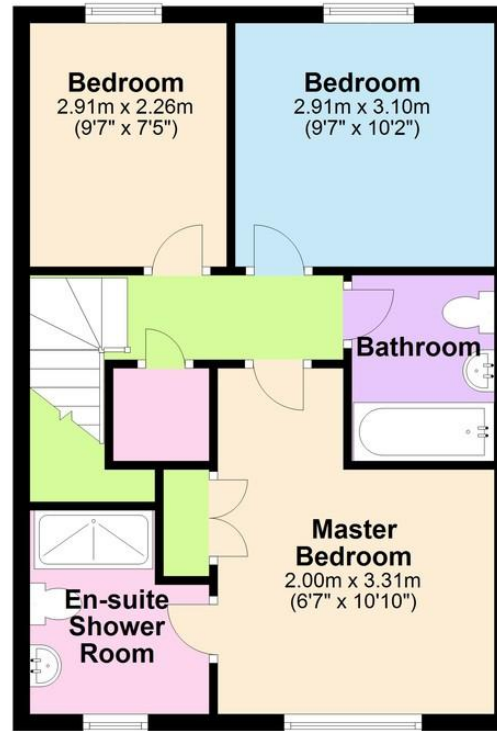
## Ground Floor

Approx. 44.8 sq. metres (482.4 sq. feet)



## First Floor

Approx. 45.8 sq. metres (492.9 sq. feet)



Total area: approx. 90.6 sq. metres (975.3 sq. feet)


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### **Cricklade.**

102 High Street  
Cricklade SN6 6AA

 01793 751044

### **Marlborough.**

106 High Street  
Marlborough SN8 1LT

 01672 514380

### **Old Town.**

28-30 Wood Street  
Swindon SN1 4AB

 01793 296880

### **Swindon.**

The Village Centre,  
Redhouse SN25 2FW

 01793 296600

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements