

CHARLES HARDING

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Kirby Close

Park South

SN3 2JE

Guide Price £300,000

12 Kirby Close, Park South, Swindon, Wiltshire, SN3 2JE

Upon entering the property, you are welcomed by a useful entrance porch leading into the main accommodation. The ground floor offers excellent practicality, with a large open storage/utility area providing plenty of useful space for coats, shoes, appliances and everyday household storage.

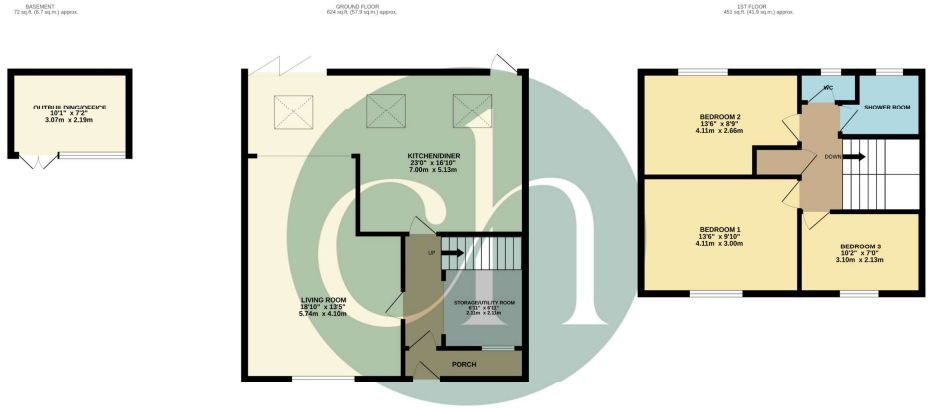
The property has been substantially extended to the rear, creating a fantastic modern kitchen/diner which forms the heart of the home. The generous space provides ample room for both cooking and dining, while also opening directly into the large living room, creating a bright and sociable layout that is ideal for modern family living and entertaining.

A particularly impressive feature is the tri-folding doors from the kitchen/diner, which open directly onto the rear garden and provide a seamless connection between the indoor and outdoor spaces. The doors also allow plenty of natural light into the extended living accommodation.

The well-sized rear garden has been designed to be low maintenance, making it an ideal space for relaxing, entertaining and enjoying the outdoors without extensive upkeep. The garden also benefits from a good-sized detached outbuilding, which is fully supplied with power and is currently used as a home office. This versatile space would be ideal for those working from home, but could equally be used as a gym, hobby room, studio or additional storage.

Upstairs, the property offers three well-proportioned bedrooms, including two comfortable double bedrooms and a good-sized third bedroom. The first floor is completed by a shower room and separate cloakroom, providing practicality for family living.

Council Tax Band: B



TOTAL FLOOR AREA : 1147 sq.ft. (106.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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