



Fortuna Road, Blunsdon, SN26 7AT

offers over **£465,000**

**richard  
james**





## freehold energy efficiency rating

B

A stunning, well proportioned, four bedroom detached property located within the village of Blunsdon. Situated in a quiet position on the estate, your privacy is key with a generous non-overlooked garden, and with several years still remaining on the NHBC.

As you enter the property you are greeted with a generous entrance hall, cloakroom, and doors off to a large dual aspect living room measuring approx. 22ft, there is also a large kitchen/dining room which is a great room for entertaining/family time, the kitchen comes with a range of built in appliances and a gas hob with extractor fan over, a utility room completes the ground floor.

To the first floor are four generous bedrooms with the master benefiting from an ensuite shower room, there is also a separate modern fitted bathroom.

Externally, there is a driveway providing off road parking, and a generous private rear garden which benefits from both lawn and patio areas.

Blunsdon has a range of amenities including the Blunsdon House Hotel complete with leisure facilities and The Cold Harbour and Heart in Hand pubs, There are local schools in Blunsdon and the surrounding villages. If you are looking for you nearest town, then Swindon is only a few minutes' drive.

Council Tax Band - E (Swindon Borough Council)







## exceptional service

Our team will guide you through the process of buying or selling your home.

We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

- Honest valuations in current market conditions
- Dedicated sales progression team
- Recommended financial advisors
- 5\* service from valuation to completion
- Award winning lettings service
- Ahead of the game marketing strategies
- Professional photography
- Social media marketing
- Top listings on Rightmove and Zoopla

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call us for a free  
valuation on your  
property

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High Street | Highworth | SN6 7AQ



Approximate Area = 1373 sq ft / 127.6 sq m  
Garage = 229 sq ft / 21.3 sq m  
Total = 1602 sq ft / 148.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2022. Produced for Richard James. REF: 889023

### Richard James & their clients give notice that:

1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

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