



Moresby Close, Westlea, SN5 7BX

asking price **£390,000**

**richard  
james**





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freehold energy  
efficiency rating

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This five bedroom detached home is well located in a quiet cul-de-sac in the popular area of Westlea in West Swindon and would be perfect for a family due to its open plan living space, its five large bedrooms plus its great location just a short walk from local schools.

This property is located just a short walk from Westlea Primary School and is also close to local shop and a short drive to Lydiard Park and J16 of the M4.

The ground floor living accommodation comprises; Entrance hall, W.C, a spacious living room that is open to the dining room, a large conservatory, a modern kitchen with fitted appliances and the bonus of a gas hob and an induction hob, plus the garage.

The first floor offers; first floor landing, a generous second bedroom, bedroom three which is also a generous double, bedrooms four and five plus the main family bathroom.

The second floor offers; second floor landing, a large main bedroom with a modern en-suite shower room.

To the rear is an enclosed rear garden that offers side access with a generous patio leading to a lawn and a further decked seating area.

To the front is a good sized front garden that has a lawn plus a driveway offering parking. There is also access to the garage via up and over door.





## exceptional service

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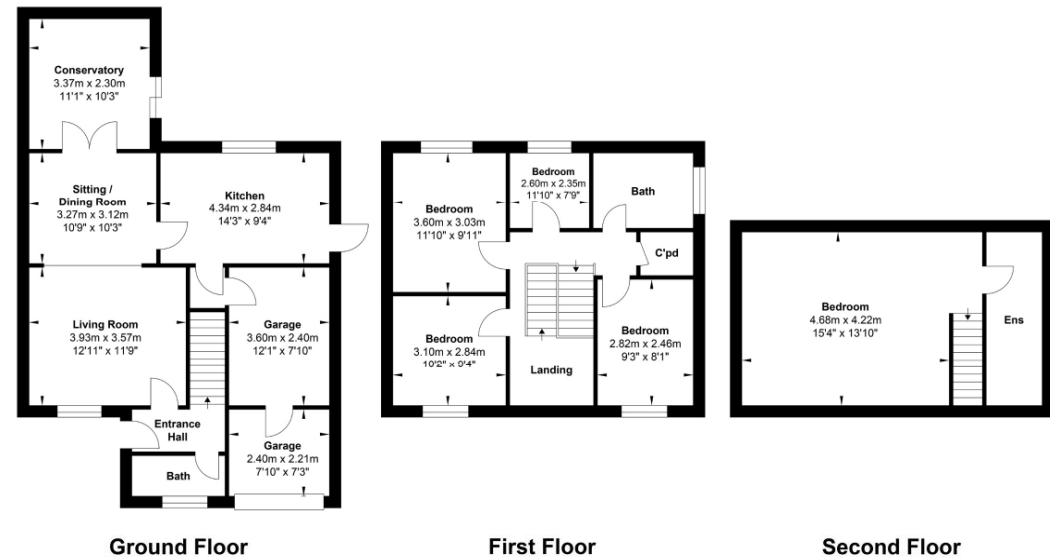
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call us for a free  
valuation on your  
property

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[westswindon@richardjames.uk](mailto:westswindon@richardjames.uk)

Lucena House | Shaw Village Centre | SN5 5PY



Gross Internal Floor Area : 131.2 m2 ... 1412 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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