

richard  
james



2 Freeman Crescent, Wroughton, Wiltshire, SN4 9BQ

Guide Price £485,000 - £515,000





## IN A NUTSHELL

 **4**
 **2**
 **2**

- POSSIBLE PART-EXCHANGE AVAILABLE WITH THE VENDOR - AROUND £350,000 AND NO CHAIN!!

Discover this immaculate detached family home, built messrs. Linden Homes, to their Kempthorne design. Nestled within this modern development, on the edge of the sought after village of Wroughton and occupies a corner plot position. This four-bedroom property offers a tranquil living experience within walking distance of local amenities and the esteemed Ridgeway School and sixth form.

The property features well-appointed accommodation including Hall, convenient Cloakroom, dual aspect Sitting Room, a dedicated Study, Utility Room and a spacious fitted Kitchen/Dining Room. Upstairs, there are the four Double Bedrooms, an Ensuite Shower Room and a Family Bathroom, complete the comfortable living spaces.

Notable features include PVCu Double Glazing, Gas Radiator Heating, a charming, enclosed South facing Rear Garden with a generous patio area and lawn, along with a Garage and Driveway.

Furthermore, the home offers easy accessibility to Wichelstowe, boasting a Village Centre, Waitrose, Hall and Woodhouse, and The Wichel Inn. Swindon's Old Town, with its diverse range of eateries and shops, is just a short drive up the Hill.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>93</b>
(81-91)	<b>B</b>	<b>85</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

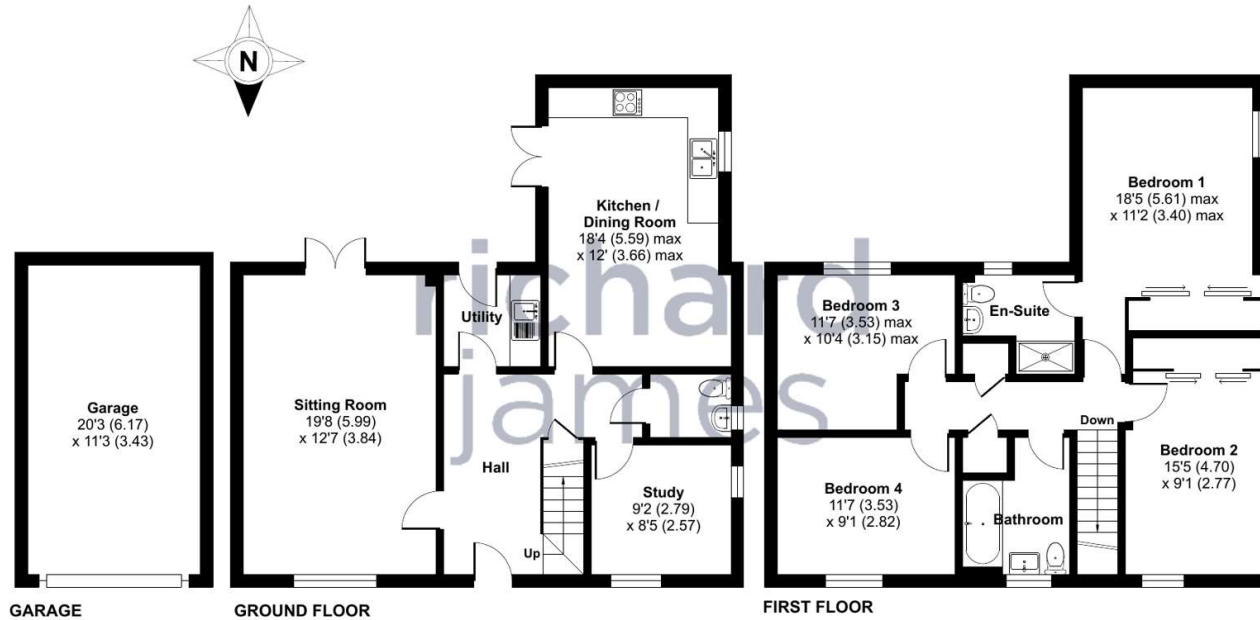




# EXCEPTIONAL SERVICE

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.

Approximate Area = 1534 sq ft / 142.5 sq m  
Garage = 230 sq ft / 21.3 sq m  
Total = 1764 sq ft / 163.8 sq m  
For identification only - Not to scale



- 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

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2024. Produced for Richard James. REF: 1089199

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- 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.
- 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.
- All Measurements are approximate.

**CALL US FOR A FREE VALUATION ON YOUR PROPERTY...**

**richard james**

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