



richard  
james

24 Dunsley Vale, Wichelstowe, Swindon, SN1 7BW

Offers in excess of £500,000



## IN A NUTSHELL



- SOUGHT AFTER AREA WITH VIEWS
- FIVE BEDROOMS
- GENEROUS KITCHEN DINER
- DOWNSTAIRS WC
- THREE BATHROOMS
- GARAGE AND DRIVEWAY
- SPACIOUS REAR AND SIDE GARDEN

Situated in one of the best positions in Wichelstowe on the edge of the estate and boasting picturesque views to the front is this beautiful five bedroom, three storey detached family home.

The property comprises of; entrance hall, WC, living room, separate utility room and a generous kitchen diner with front, rear and side windows. On the first floor you'll find a large landing area, three bedrooms including the master with en suite as well as the family bathroom. On the top floor are two bedrooms and another bathroom to accommodate, as well as a storage cupboard. The property also benefits from a spacious wrap around garden laid to decking, patio and lawn as well as a garage and driveway.

Get in touch to organise your viewing.

COUNCIL TAX BAND - F

EPC - B

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(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	



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## 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

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

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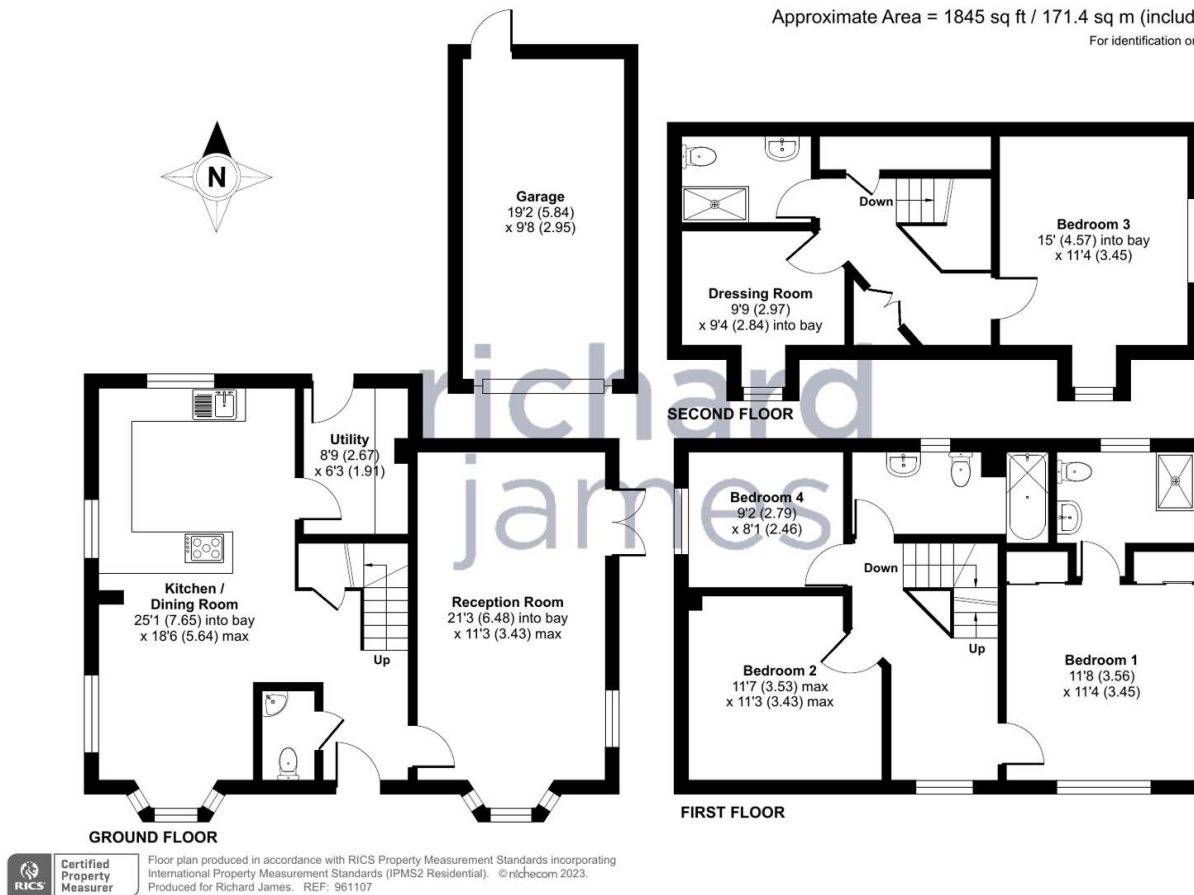
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Approximate Area = 1845 sq ft / 171.4 sq m (includes garage)  
For identification only - Not to scale



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

- 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.

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