



Yeats Close, St Andrews Ridge, SN25 4GT

**Guide Price £375,000**

**richard james**





## Yeats Close

### St Andrews Ridge

Freehold | EPC Rating - D



Welcome to this exquisite property located in the highly sought-after St Andrews Ridge area of North Swindon, offering excellent connectivity to the A419 and the M4 corridor. This charming home is a perfect blend of modern comfort and timeless elegance, ideal for families and professionals alike.

#### Ground Floor:

Step into a welcoming entrance hallway that leads you into a spacious and bright living room, perfect for relaxation and entertaining. The living room seamlessly flows into a formal dining area, providing an ideal space for family meals and gatherings. The refurbished kitchen is a chef's delight, featuring contemporary fittings and ample storage, with an adjoining utility room for added convenience. A WC is also situated on this floor for guests. The conservatory/sunroom offers a tranquil retreat, overlooking the beautifully maintained garden.

#### First Floor:

Ascend to the first floor where you'll find two generous double bedrooms and one large single bedroom. The principal bedroom is a sanctuary, complete with fitted wardrobes and a private ensuite. A three-piece family bathroom suite serves the additional bedrooms, ensuring comfort and privacy for all residents.

#### Outside:

The outdoor area is a true highlight, featuring a lovely garden with a combination of patio and lawn. An additional paved area is perfect for al fresco dining and socializing. The property also boasts an outbuilding, ideally suited for a small gym, and includes a wooden sauna for ultimate relaxation. With a garage and ample driveway parking, this home offers practicality alongside its many luxuries.





Don't miss the opportunity to make this beautiful property in St Andrews Ridge your new home. Contact us today to arrange a viewing!

Council Tax Band - E  
EPC Rating - D









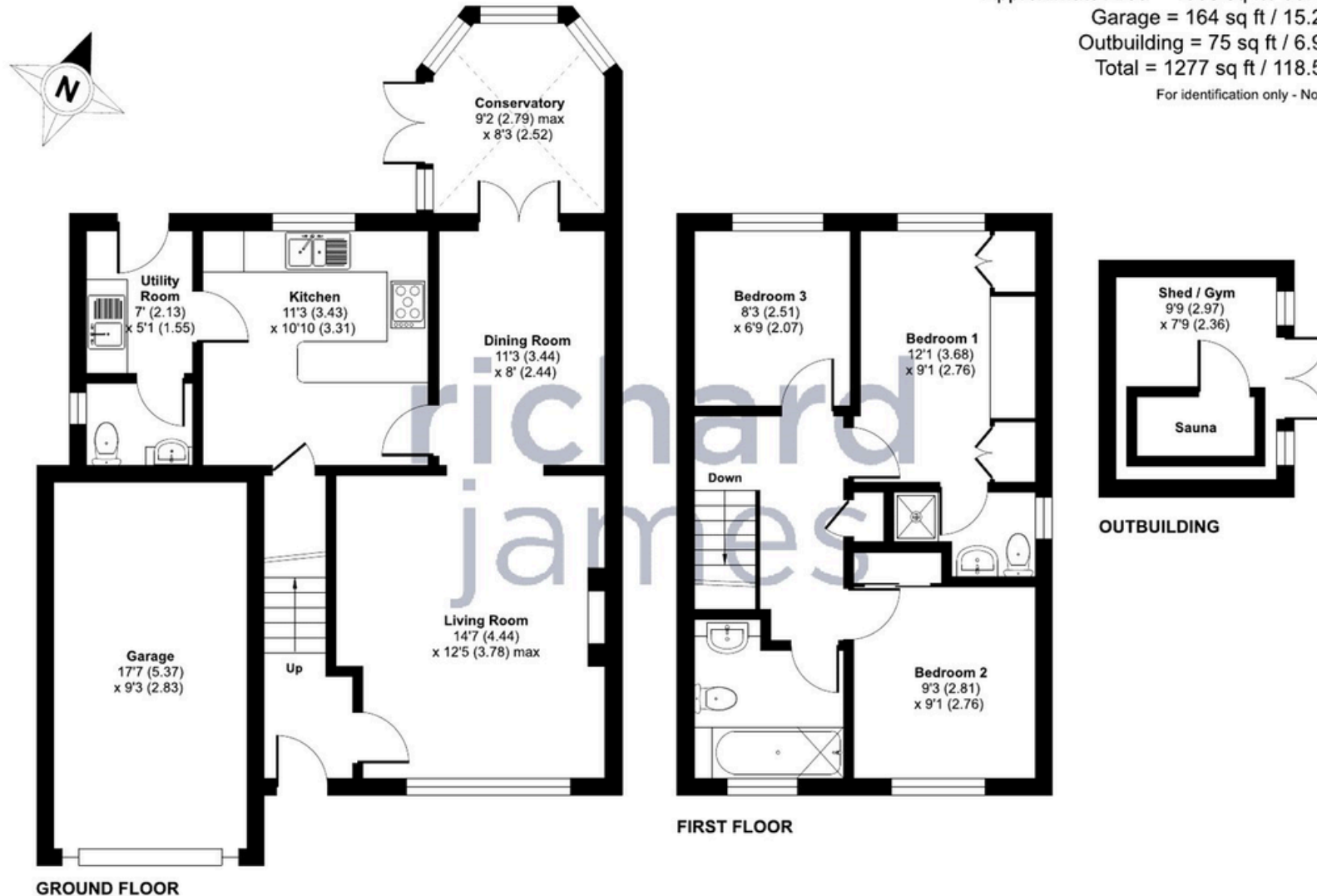




# Floorplan

Approximate Area = 1038 sq ft / 96.4 sq m  
Garage = 164 sq ft / 15.2 sq m  
Outbuilding = 75 sq ft / 6.9 sq m  
Total = 1277 sq ft / 118.5 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). © nichecom 2024. Produced for Richard James. REF: 1162929

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