



8 Boyton Close, Coate, Swindon

Guide Price £600,000 - £625,000

richard james

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Boyton Close

Coate

Freehold | EPC Rating - B
Council Tax - F



- FIVE BEDROOMS
- THREE BATHROOMS
- GENEROUS KITCHEN DINER
 - UTILITY
 - CUL-DE-SAC LIVING
- DOUBLE GARAGE & DRIVEWAY

This spacious five bedroom family home can be found beautifully tucked at the end of quiet cul-de-sac in the ever popular and now established Coate.

With ample amenities such as a library, shop and primary school within walking distance, as well as Coate Water Country park, this is perfectly placed.

The property comprises; entrance hall, WC, dining room, spacious living room, utility space and generous kitchen diner spanning the full width of the property at the rear.



Upstairs you'll find five bedrooms and the four-piece family bathroom. The master bedroom and second bedroom both boast an en suite with fitted wardrobes in the third.

The property also benefits from a spacious rear garden laid to patio and lawn with a double garage and driveway to the side.

Get in touch to organise your viewing of this amazing home.



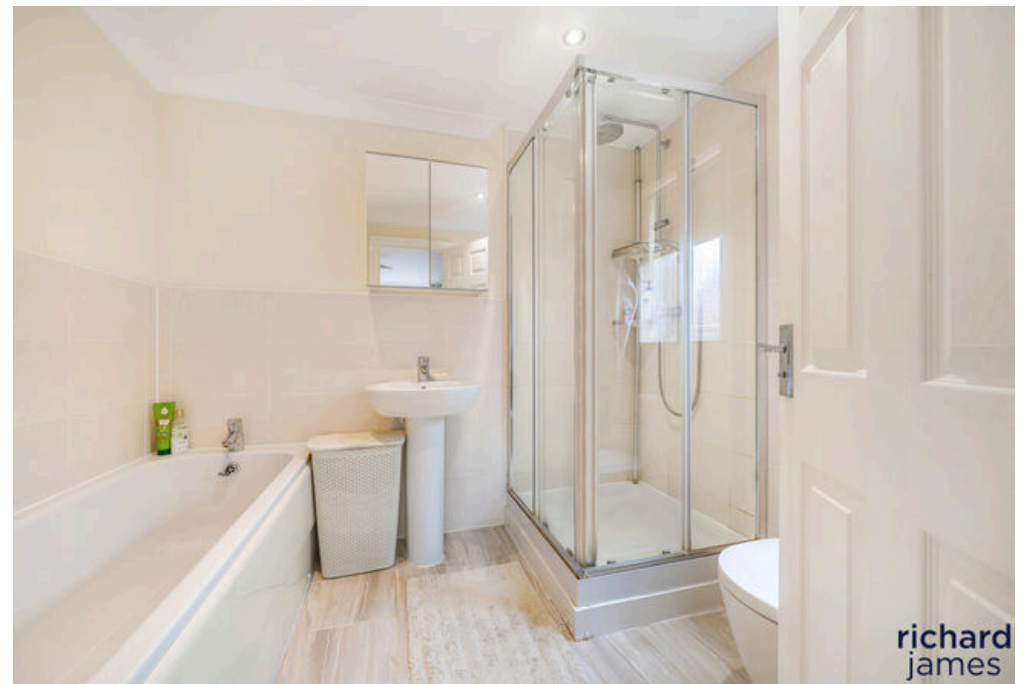


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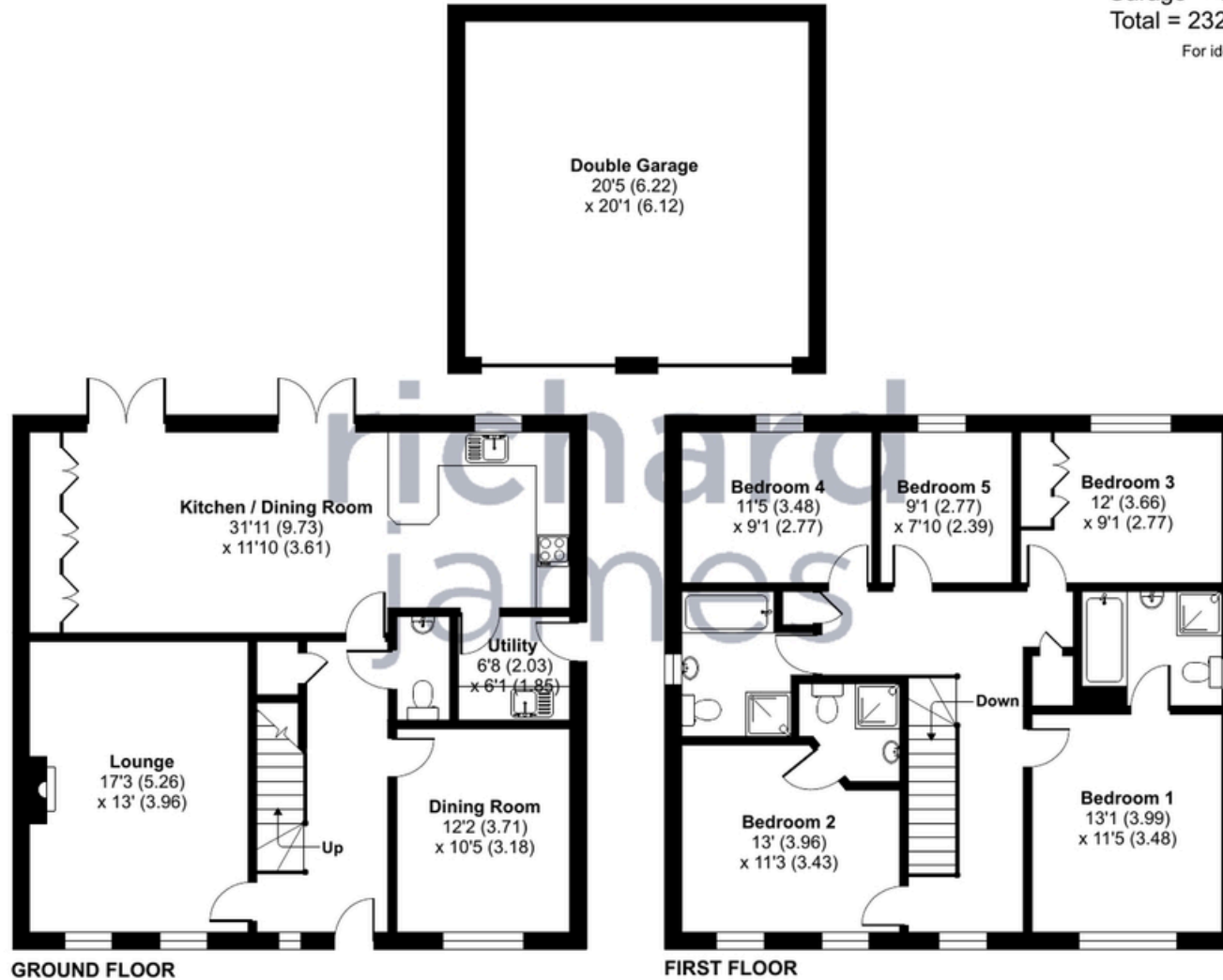


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Floorplan

Approximate Area = 1918 sq ft / 178.2 sq m
Garage = 410 sq ft / 38.1 sq m
Total = 2328 sq ft / 216.3 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: 1168722

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