



3 Lordswood, Coate, Swindon

**Guide Price £470,000 - £480,000**

**richard james**

richard  
james



## Lordswood

### Coate

Freehold | EPC Rating - B

Council Tax Rating - F



Occupying an enviable position on the edge of this sought after development, with pleasant open aspect to front. An immaculately presented, detached family home built by the well renowned Redrow Homes, to their Oxford plus house type. Ideally located by footpaths leading to the Coate Water Country Park and beyond, including the nearby reputable primary school and local Co-op Store. Also, conveniently Sold Free of Chain.

The well appointed accommodation includes many upgrades and is designed for modern family living, to include: Hall, 16' Sitting Room with bay window, stunning 21' Kitchen/Dining Room with integrated Smeg appliances, silestone worktops and large patio doors opening into the pleasant Rear Garden, seperate Utility Room and Cloakroom. With the Four double Bedrooms, Ensuite to Bedroom One and further Family Bathroom, to the first floor.



Further features include built-in wardrobes to Bedroom One & Two, upgraded chrome sockets and switches, the lovely enclosed Rear Garden with full width patio area opening to the lawn, Garage with driveway to front, PVCu Double Glazing and Gas Radiator Heating.

Viewing recommended by the vendors Sole Agents, Richard James.





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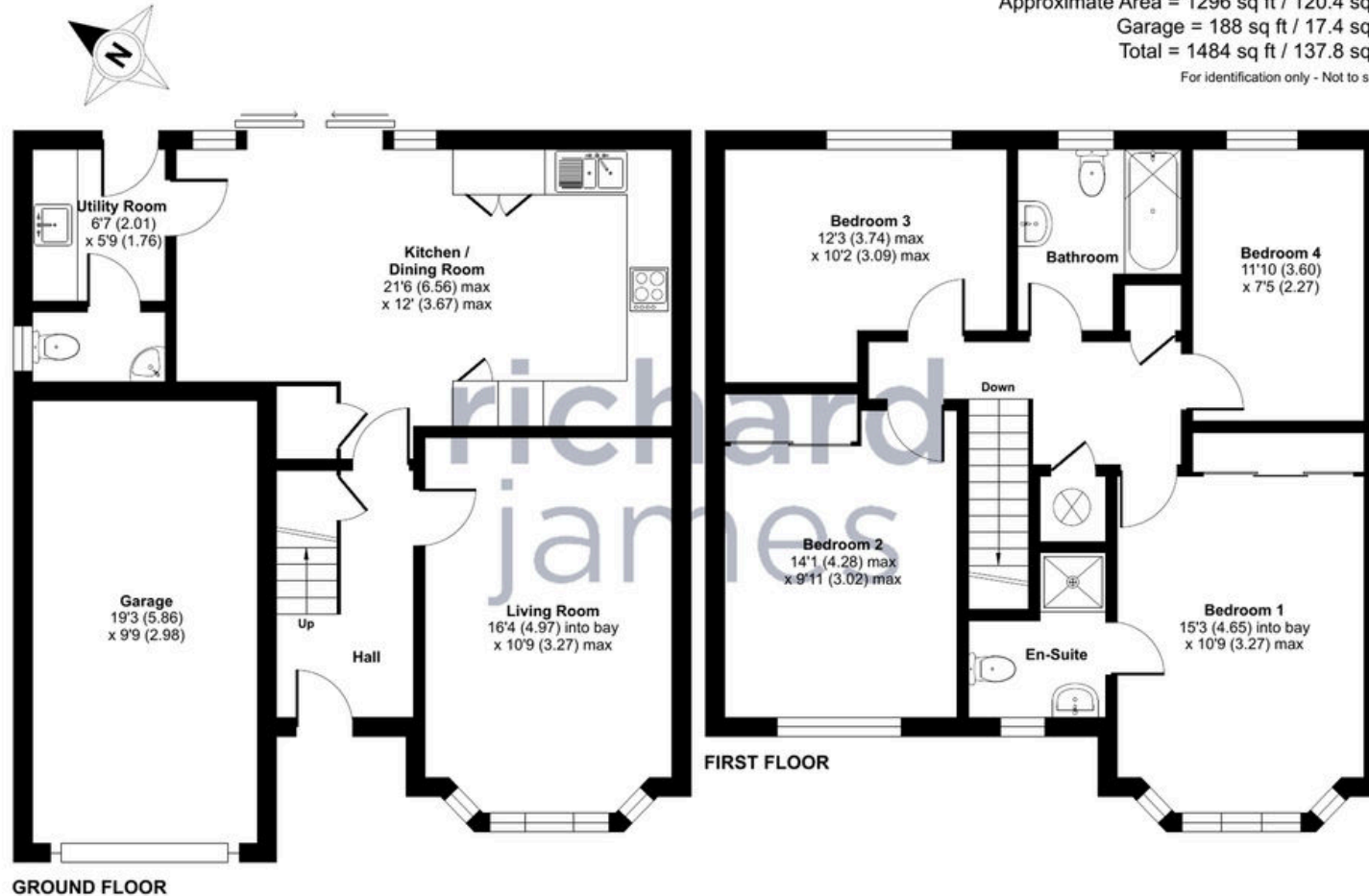
# Floorplan

Approximate Area = 1296 sq ft / 120.4 sq m

Garage = 188 sq ft / 17.4 sq m

Total = 1484 sq ft / 137.8 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). © ritchecom 2024. Produced for Richard James. REF: 1175279

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