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**15 Carlton Gate, Broome Manor, Swindon, SN3 1NF**

**Guide Price £725,000**





## IN A NUTSHELL

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

This spacious four-bedroom detached family home, boasting approximately 1,785 square feet of living space (plus garaging), is perfectly positioned on the prestigious Broome Manor Development which is surrounded by the golf course. The property offers an idyllic setting for families seeking both tranquility and convenience, with no onward chain, simplifying the purchasing process.

The home is thoughtfully designed with generous living areas, ideal for both entertaining and family life. The ground floor features a welcoming entrance hall, study, a bright and airy living room, and a separate dining room. There is a well-appointed kitchen/breakfast room. Additional practical spaces, such as a utility room and a cloakroom, complement the layout. 11 stairs

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</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			
		69	80
England, Scotland & Wales		EU Directive 2002/91/EC	





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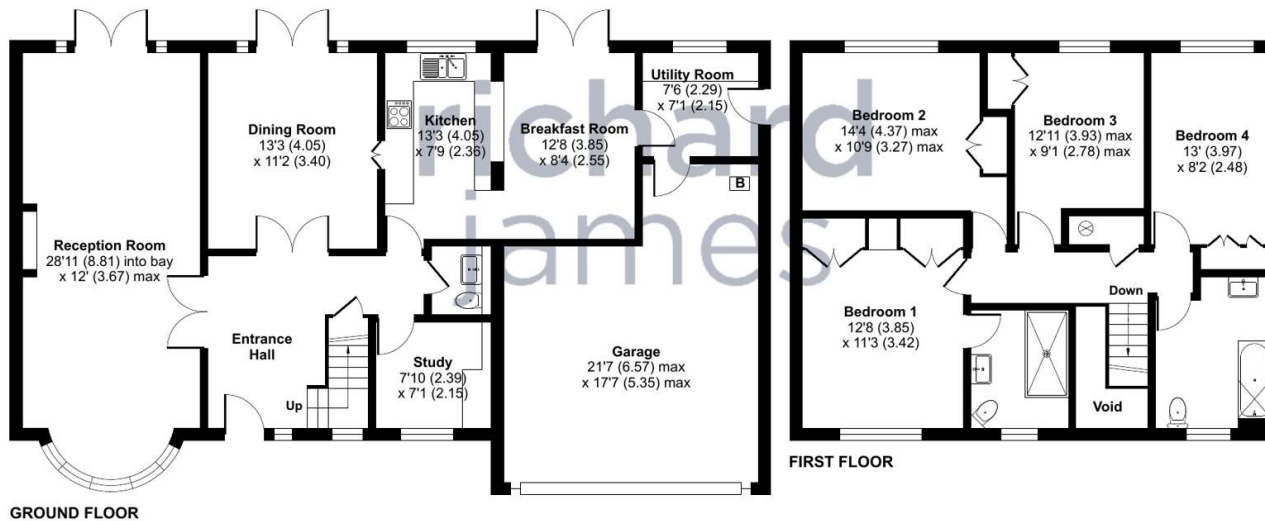
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# EXCEPTIONAL SERVICE

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

Approximate Area = 1785 sq ft / 165.8 sq m (excludes void)  
Garage = 319 sq ft / 29.6 sq m  
Total = 2104 sq ft / 195.4 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). © n3checom 2024. Produced for Richard James. REF: 1194052

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1. 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.
2. 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.
3. All Measurements are approximate.

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

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