



Nursery Close, Wroughton, SN4 9DR

guide price **£325,000**

**richard  
james**



## freehold energy efficiency rating

A spacious, Three double Bedroom semi-detached property, situated within this quiet cul-de-sac, in the sought-after village location of Wroughton. The property also features a pleasant enclosed Rear Garden, with patio and lawn areas, as well as Garage with generous driveway parking.

The deceptively spacious accommodation has also been extended to the ground floor and now comprises: Hall, Cloakroom, fitted Kitchen, Living R and Family Room, with patio doors opening into the Rear Garden. To the first floor, Two double bedrooms, Family Bathroom and staircase rising to the second floor, which boasts the Master Suite, with large 16' Bedroom, Ensuite Shower Room and further Room, which could be used as a Study or Walk-in Wardrobe.

Further features include PVCu Double Glazing, Gas Radiator Heating, Garage & Driveway Parking.

Wroughton has a wide range of amenities, all within a short walk of the property. These include a leisure centre, library, schools, doctors surgery, supermarkets and butchers with cafe and farm shop. J15 and J16 of the M4 are just 5 minutes' drive, with Waitrose just a 2 minutes' drive.





## 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

---

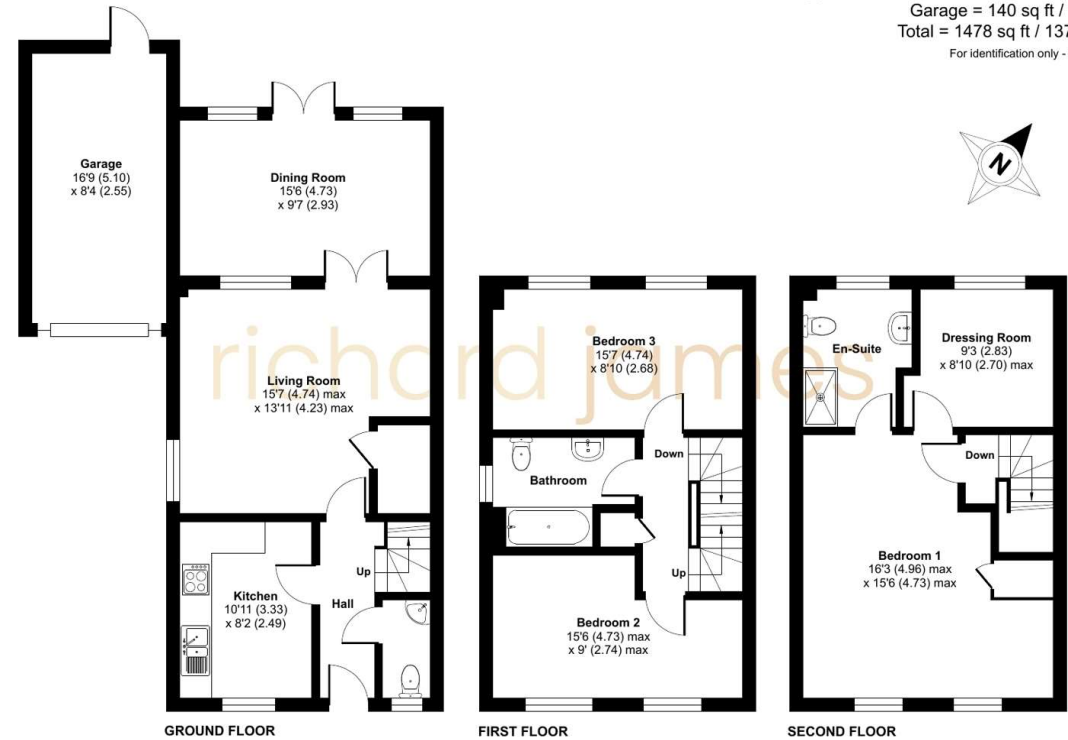
call us for a free  
valuation on your  
property

---

wroughton@richardjames.uk

High Street | Wroughton | SN4 9JZ

Approximate Area = 1338 sq ft / 124.3 sq m  
Garage = 140 sq ft / 13 sq m  
Total = 1478 sq ft / 137.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Richard James Estate Agents Ltd. REF: 1202670

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

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.

rightmove 