



Total area: approx. 111.7 sq. metres (1202.2 sq. feet)



60 The Bramptons, Shaw Ridge, Wiltshire, SN5 5SL

Situated within the popular Shaw Ridge development is this well presented detached property. The property consists of a lovely entrance hallway, large sitting room, sun room, newly fitted kitchen with central island. On the first floor there are four generous sized bedrooms, with en-suite to master and a family bathroom. Outside the property there is a large driveway with double garage and a pretty rear garden. This gated complex benefits from its own club house with heated swimming pool, tennis courts and club house. VIEWING IS HIGHLY RECOMMENDED.

- A Stunning Detached Family Home
- Two Reception Rooms
- Four Bedrooms
- Desirable Location
- Family Bathroom and En-Suite
- Good Sized Garden
- Double Garage



WARNING - DRAFT

These particulars are currently in 'draft' format. Their accuracy has not yet been verified by the vendors.

The Bramptons

This beautiful estate comprises of just 100 houses and boasts it's own club house which residents can join and pay a yearly subscription if they wish. Within the club there is a gym, hall with it's own kitchen which is available for party hire or for residents to use. There is a large heated pool with sun loungers, chairs and bar-be-que facilities, tennis court and a park.

Entrance porch

Double glazed door to front elevation. Ceiling light. Coved ceiling. Dado rail. Tiled floor.

Cloakroom

Obscure double glazed window to front. Two piece white suite. W.C. Ceramic wash hand basin with mixer tap over and cupboard under, tiled splash back.



Entrance hall

Stairs rise to first floor. Pendant ceiling light. Coved ceiling. Dado rail. Tiled floor. Radiator.

Kitchen/Dining Room

Double glazed window to front, side and rear and double glazed door to rear. An attractive newly fitted kitchen comprising a range of floor and wall mounted units with work surfaces over. Integrated oven, microwave and dishwasher. Lamont sink with mixer tap over. Central island with seating and cupboard under and wine fridge. Inset Lamont four ring hob. Large under stairs storage cupboard, ideal for use as a laundry area, ceiling spotlight, Pendant ceiling light. Tiled floor. Radiator.

Sitting room

Double glazed window to front and side. Inset gas fire with stone surround hearth and mantle over. Ceiling lights. Coved ceiling. Wall light point. Radiators.

Sun room

Double glazed patio doors leading out into the garden. Double glazed elevations. Tiled floor.

Bedroom two

Double glazed window to side. Two double fitted wardrobes. Ceiling lights. Radiator.

Bedroom three

Double glazed window to side and front. Fitted double wardrobe. Ceiling light. Radiator.

Bedroom four

Double glazed oval style window to front. Fitted double wardrobe. Ceiling light. Radiator.

Master bedroom

Double glazed window to front and side. Two double built in wardrobes. Ceiling spot light. Radiator.

En-suite

Obscure double glazed window to rear. Attractive tiled suite comprising W.C., ceramic wash hand basin with mixer tap over and cupboard under. Large corner shower, with over head and and hand held shower attachment. Ceiling spot light. Tiled floor. Hand towel rail.

Family bathroom

Obscure double glazed window to rear. Three piece white site comprising W.C., ceramic wash hand basin with mixer tap over and cupboard under. Panel bath with shower over, tiled surrounds. Ceiling spotlight. Tiled floor. Heated towel rail.

Outside

The front of the property has a large block paved driveway with parking for several cars and leads to a double garage, there are some easy maintenance flower beds. The rear garden is enclosed by fencing and has a generous paved patio area ideal for outside dining, mature flower beds and a lawn area, there is also an attractive decked seating area. There is access to the garage and front of the property.

Services

Mains electricity, gas, water and mains drainage. Gas central heating. Telephone lines subject to the usual transfer regulations. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

Local authority

Euclid Street, Swindon, Wiltshire SN1 2JH. Telephone : 01793 463000. Council tax band: F.

Disclaimer Notice

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract, all descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither we nor the seller accept responsibility for any error that these particulars may contain however caused. Neither the partners or any employees of the company have any authority to make any representation or warranty whatsoever in relation to this property, any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking first. Please discuss with us any aspects, which are particularly important to you before travelling to view the property.

