



**Wroughton, Swindon**  
**Guide Price £420,000**

A Handsome Modern Home Located Within A Desirable Village | Freehold **SOLD**

MILES BYRON are delighted to offer 'For Sale' this very attractive, detached family home located within Wroughton. 'The Leverton' design: Built by messrs Linden Homes. This property includes many additional upgrades compared with the original specification by the developer. These include: upgraded bathrooms, tiles and chrome heated towel radiators, exclusive, high quality tiles have been added which can be found throughout the kitchen/dining room and into the utility room. A personal door leading from the rear garden into the detached garage has also been added. The garage itself has also been upgraded with improved lighting and power has also been installed. The rear garden has been landscaped with the addition of a decking area which catches the sun beautifully during the summer months and extended patio. The position of this property also enjoys far reaching countryside views over the Ridgeway and beyond and once completed by the developers, will be facing an 'open green' recreation/children's play park. The accommodation briefly comprises: Entrance hall, cloakroom/W.C., an impressive 'open plan' kitchen/dining room measuring c.22ft in length, separate utility room, family room/study and a generous size living room which benefits from double doors opening onto the rear garden. There is also a double in length driveway which provides off street parking comfortably for c.2 cars. The proximity is amazing with this property as it provides easy access to local amenities, as well as the very popular Old Town area. It is also close by to local reputable schools, major road links such as Junction 15 of the M4 Motorway, the Great Western Hospital and large businesses such as Nationwide Headquarters and Intel. To fully appreciate, a viewing is highly recommend.

Tenure: Freehold

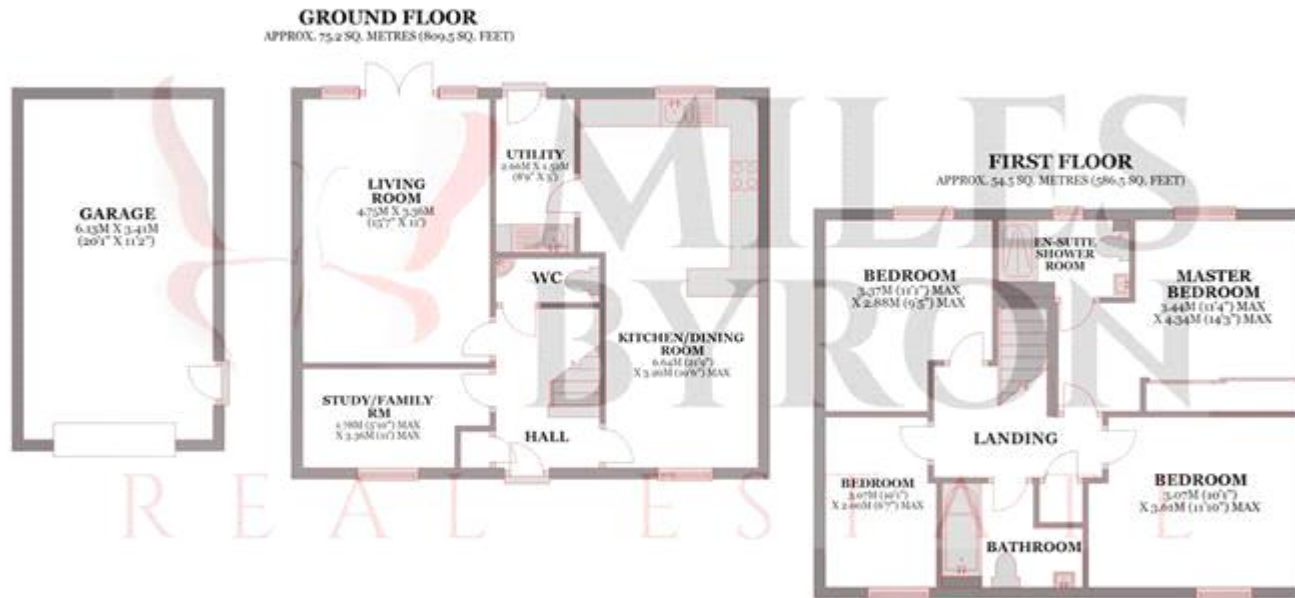
Parking options: Off Street

Garden details: Private Garden





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



All images used are for illustrative purposes only and are intended to convey the concept and vision for the properties advertised only. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>84</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		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.