



**Norton Grove, Old Walcot, Swindon**  
**Guide Price £480,000**

AN EXTENDED family sized home. Entrance Porch, entrance hall, cloakroom/W.C., living room, a large

\*\*\* OFFICIAL PROPERTY LAUNCH  
EVENT: SUNDAY 15TH SEPTEMBER  
2024 \*\*\*

\*\*\* POSSIBLY ONE OF THE MOST  
IMPRESSIVE 4 BEDROOM SEMI  
DETACHED HOMES WE HAVE EVER  
SEEN WITHIN THE DESIRABLE 'OLD  
WALCOT' AREA OF SWINDON \*\*\*

MILES BYRON ARE DELIGHTED TO  
OFFER 'FOR SALE' THIS EXTENDED  
& STUNNINGLY PRESENTED 4  
BEDROOM SEMI DETACHED FAMILY  
HOME WHICH HAS BEEN GREATLY  
IMPROVED BY THE CURRENT  
OWNERS \* DESIRABLE LOCATION &  
CLOSE PROXIMITY TO BOTH OLD  
TOWN & THE TOWN CENTRE AS  
WELL AS QUEENS PARK & GARDENS  
\* A SHORT WALK TO LOCAL  
REPUTABLE SCHOOLS & THE  
RAILWAY STATION \* DRIVEWAY  
PARKING FOR C.2 VEHICLES +  
GARAGE. The beautifully presented &  
deceptively spacious family sized  
home. Situated over two floors  
comprising: Entrance Porch, entrance  
hall, downstairs cloakroom/W.C., living  
room, a large open plan and very  
sociable kitchen / breakfast / dining /  
family space with a large WALK-IN  
PANTRY CUPBOARD + a separate  
utility room with direct access into the  
garage. To the first floor there are 4  
BEDROOMS & a modern and stylish  
bathroom measuring C.14ft x 6ft.  
Externally there is a fully enclosed &  
well tended rear garden with an  
outside (Oak timber constructed &  
sheltered - BBQ area). In addition to  
the main part of the garden there is  
also an allotment area towards the  
very end as well as a large timber  
cabin/summer house (the perfect  
space for an office or extra storage  
space). To fully appreciate this  
outstanding home, MILES BYRON  
would highly recommend confirming  
your appointment to VIEW AS SOON  
AS POSSIBLE!

open plan and very sociable kitchen / breakfast / dining / family area + utility. 4 BEDROOMS + A  
SPACIOUS BATHROOM, LARGE REAR GARDEN, DRIVEWAY + GARAGE. | Freehold **SOLD STC**

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

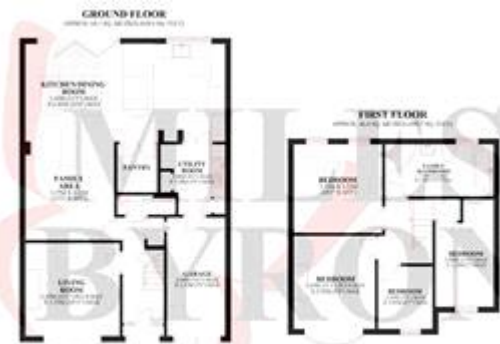
Sewerage: Mains





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.





TOTAL AREA: APPROX. 1,815 SQ. METRES (39,145 SQ. FEET)

Offered subject to a detailed condition survey and on receipt of a copy of the report and plans for the property and related costs. The seller is not responsible for any inaccuracies in the information provided. All rooms and boundaries are an indication only and are not to be relied upon.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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		
	72	83
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.



Viewing by appointment only  
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