



47 Briar Fields, Swindon, SN1 2QP

Guide Price £525,000

richard james



Briar Fields

Swindon

Freehold | EPC Rating - D

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A stunning detached house, occupying an enviable position on the edge of this sought after development. This imposing, four double Bedroom detached house, boasting approx. 2,000 square feet of living space and is ideal for the modern family.

Situated in a popular neighbourhood with a host of local amenities nearby, including Tesco Extra store and reputable St Josephs Catholic College. This home offers a fantastic environment for families seeking comfort and convenience.

The very well presented and appointed accommodation includes; Porch, Hall, Cloakroom, 17' Sitting Room with bay window, Dining Room with patio doors leading into the Conservatory, 16' Office/Study, the spacious 17' Kitchen/Breakfast Room with island and separate Utility Room.

To the first floor, you'll find the Four double Bedrooms, with Ensuites to Two of the Bedrooms, as well as a four piece Family Bathroom.

To the outside, you'll find a pleasant enclosed Rear Garden which enjoys a sunny aspect, laid predominantly to lawn with patio area and further seating area to rear. With lawned garden to front, with double width driveway giving access to the Garage.



Further features include PVCu Double Glazing and Gas Radiator Heating. Viewing recommended by the vendors Sole Agents, Richard James.











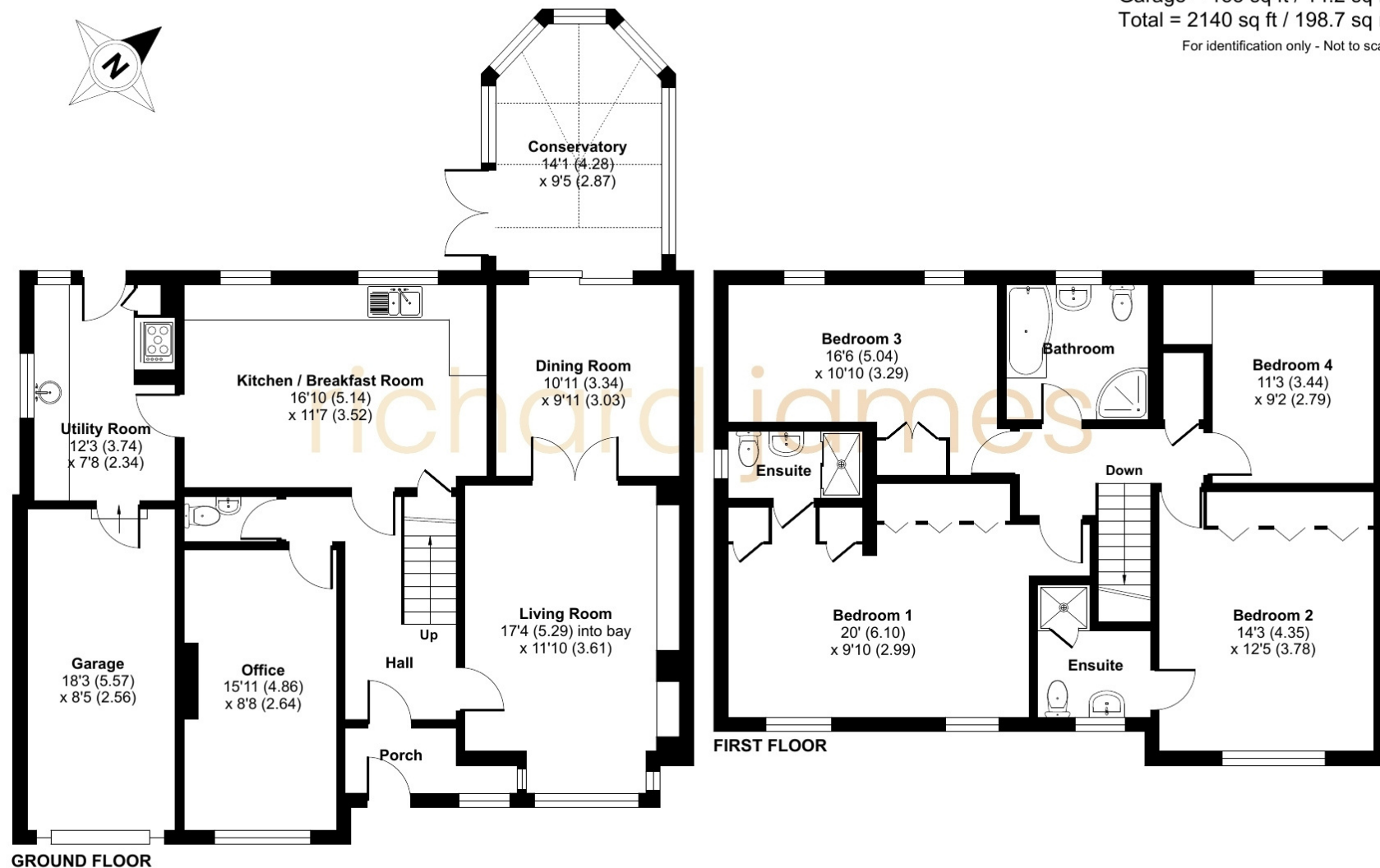
Floorplan

Approximate Area = 1987 sq ft / 184.5 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 2140 sq ft / 198.7 sq m

For identification only - Not to scale



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