



5 Leverton Gate, Broome Manor, Swindon, SN3 1ND

Guide Price £625,000-£650,000

richard james



Leverton Gate

Broome Manor

Freehold | EPC Rating - D



Richard James are delighted to offer for sale this much improved and extended detached home, situated in the much favoured Leverton Gate, in Broome Manor.

Occupying a large and private plot, is this very well presented family home, offering over 1500sqft (139sqm) of versatile living space, ideal for the modern family. This delightful property is within a short walk of the Broome Manor Golf Course, the Polo Ground and Coate Water Country Park.

In addition there is a short commute to both the Great Western Hospital and Junction 15 M4 Motorway.

The well appointed accommodation comprises; Porch, Entrance Hall, Cloakroom, Sitting Room with bay window, bi-folding doors opening into the Dining Room which overlooks the large garden, spacious light & airy refitted Kitchen/Breakfast Room with Utility area, useful Lobby, Family Room with PVCu double glazed doors into the Rear Garden and Study which could also be used as an additional Bedroom with its own En-suite.

The first floor offers; Three Bedrooms with refitted Ensuite to Bedroom One and a further lovely refitted Family Bathroom, with walk-in Shower.

This property is situated on a large plot within Leverton Gate and offers well tended gardens to the front with generous driveway, offering ample off road parking and access to the Garage.



The rear garden is laid predominantly to lawn with patio area and further sun patio to the rear, shrub borders and the garden is perfectly enclosed by brick walling offering a high degree of privacy.

There is also further gardens which extend to the side, providing a variety of uses from bbq area, vegetable plot and gated vehicle access and large shed.

Viewing is highly recommended by the vendors sole agents.





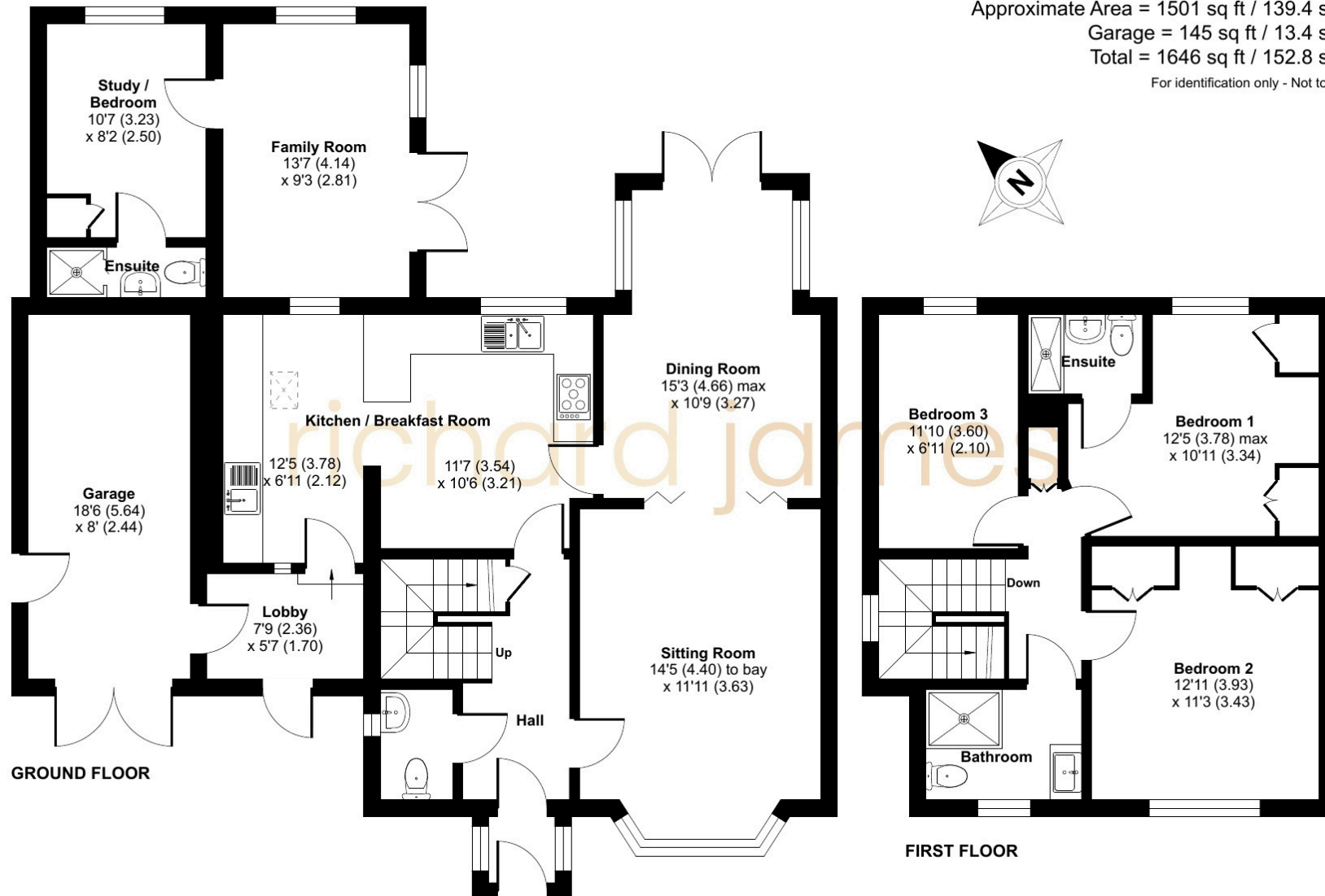






Floorplan

Approximate Area = 1501 sq ft / 139.4 sq m
Garage = 145 sq ft / 13.4 sq m
Total = 1646 sq ft / 152.8 sq m
For identification only - Not to scale



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