



11 Fairwood, Badbury Park, Swindon, SN3 6BQ

**Guide Price £475,000-£500,000**

**richard james**





## Fairwood

### Badbury Park

Freehold | EPC Rating - B

 4
  2
  2

Tucked away in a peaceful spot within the popular Badbury Park development and overlooking an open green space, this stunning four-bedroom detached home is perfect for family living.

The property has been exceptionally well cared for by the current owners and provides a generous layout throughout.

From the entrance hall, you'll find access to a bright and comfortable lounge, a handy study perfect for working from home, a downstairs WC, and the standout feature of the home - a fantastic kitchen/diner stretching across the rear, ideal for family meals and social gatherings.

Upstairs, there are four double bedrooms. The main bedroom features fitted wardrobes and a modern ensuite, while the remaining rooms are served by a well appointed four piece family bathroom.

Outside, the rear garden is larger than average for the development and offers a mix of patio and lawn - great for relaxing or entertaining.

The garage has been thoughtfully converted into an outdoor entertaining space, complete with a built-in bar, while still maintaining useful storage. There's also convenient driveway parking immediately to the side of the house.



With its generous space, great layout, and quiet location, this is a home not to be missed.





















# Floorplan

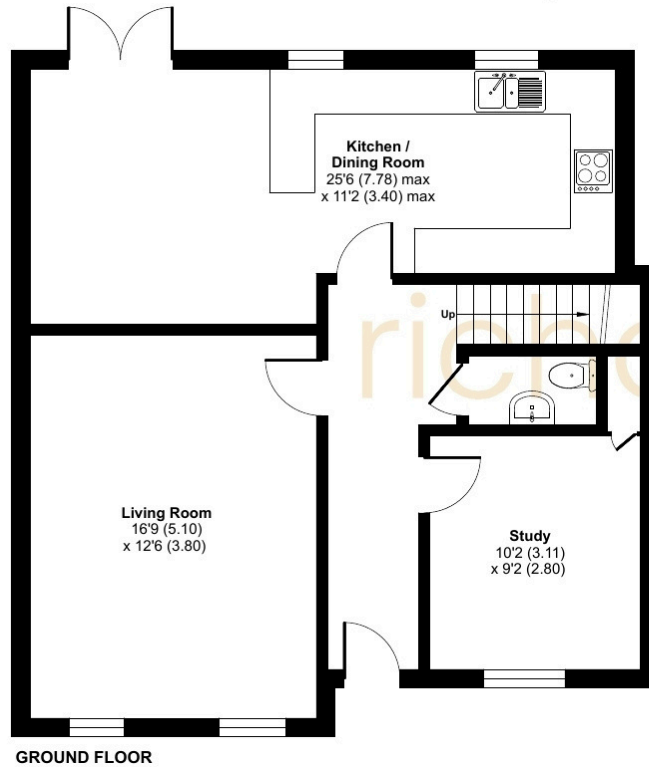
Approximate Area = 1440 sq ft / 133.7 sq m

Garage = 142 sq ft / 13.1 sq m

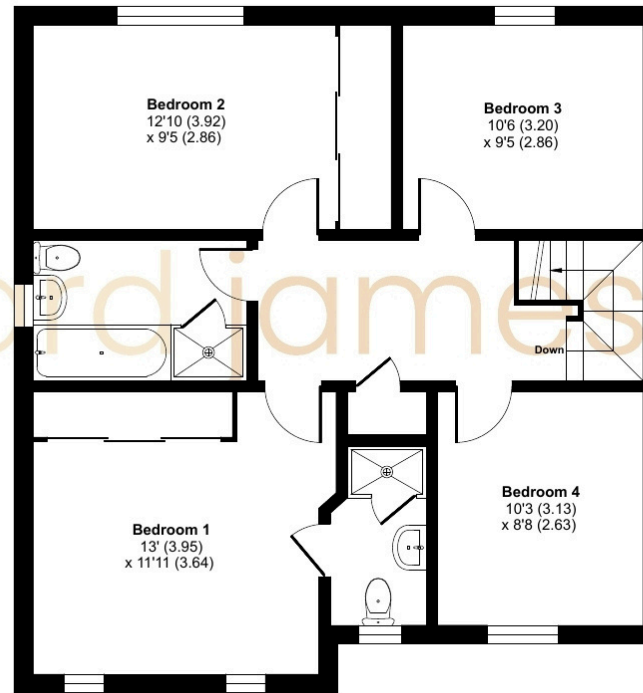
Outbuilding = 143 sq ft / 13.2 sq m

Total = 1725 sq ft / 160 sq m

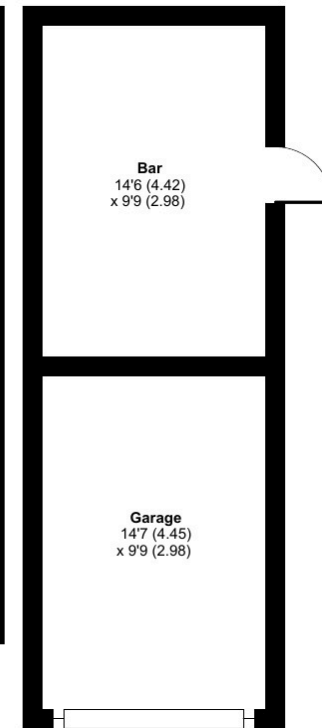
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE

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