

richard  
james



## *17 Cleeve Lawns*

Lawn, Swindon, SN3 1LE

Guide Price  
**£525,000-£550,000**





# Cleeve Lawns

## Lawn

Freehold | EPC Rating - D

 4
  3
  3

A truly individual detached family home, situated within the sought after Lawn area of Old Town. Occupying a generously large plot, this property has been much extended and improved by the current owners, to provide a beautiful family home. Offering over 1700sqft of versatile living space, which has been finished to a very high level throughout and perfect for modern living, as well as the 80ft+ landscaped Rear Garden, ideal for entertaining, playing and working. Must be viewed to appreciate.

The accommodation has been designed to cater for the needs of a modern family, with an open plan feel and comprises; Spacious Hall with generous storage cupboards, Reception Hall, which opens to the cosy Sitting Room and the fantastic 28' Kitchen/Dining/Family Room, which includes an extensively refitted Kitchen, with peninsular worktop, underfloor heating and and picture window and slide & stack patio doors opening into the Rear Garden. There is also a separate refitted Utility Room, refitted Shower Room and Study/Bedroom Five, which completes the ground floor.



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Private  
Garden







To the first floor, you'll find the Four spacious Bedrooms, including the superb Master Suite with picture window overlooking the Rear Garden, Walk-in-wardrobe and refitted Ensuite Shower Room, as well as a refitted four piece Family Bathroom.

To the outside, the large Rear Garden has been landscaped with spacious patio area with inset seating and opens to the lawn, raised flower borders, steps leading down to further lawned area, Summerhouse, which could make a fantastic Home Office or Games Room for the children, recessed trampoline and all enclosed by timber fencing and enjoying a private natural aspect to the rear. To the front, has had a new driveway laid with Breedon Golden Amber gravel, and providing access to the front door and to the side.

Further features include PVCu double glazing, Gas Radiator Heating and an internal viewing is highly recommended to fully appreciate this stunning home.



Modern  
Family  
Living







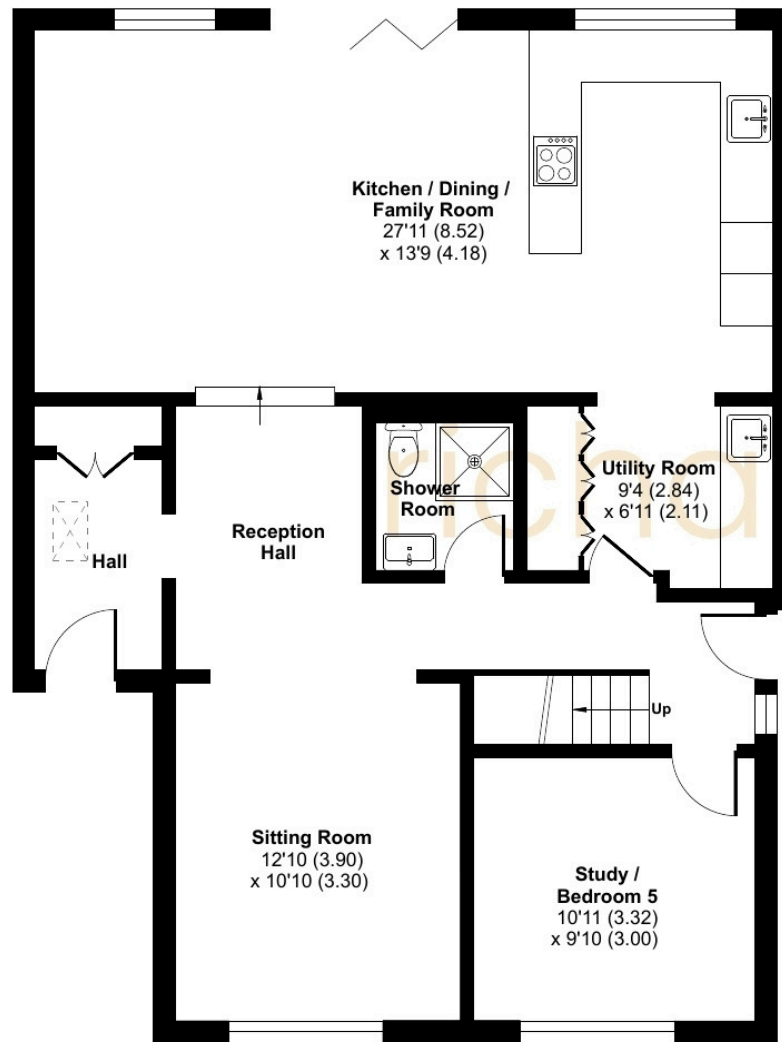


Approximate Area = 1741 sq ft / 161.7 sq m

Outbuilding = 130 sq ft / 12 sq m

Total = 1871 sq ft / 173.7 sq m

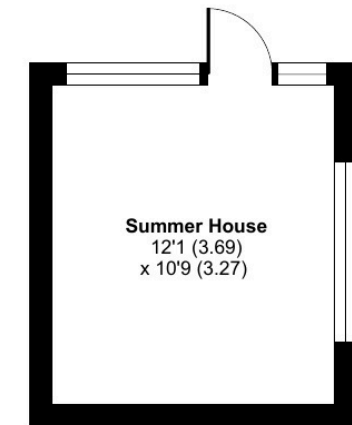
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GROUND FLOOR



FIRST FLOOR



OUTBUILDING



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