



**Falmouth Grove, Parklands Area, Old Walcot**  
**Guide Price £565,000**

FREE OF CHAIN! \* 4 / 5 BEDROOMS \* 3 / 4 RECEPTION ROOMS \* AN IMPRESSIVE, EXTENDED &

\*\*\* OFFICIAL PROPERTY LAUNCH  
EVENT: THIS COMING SUNDAY 22ND  
SEPTEMBER \*\*\* STUNNINGLY  
PRESENTED THROUGHOUT \*\*\*  
FREE OF CHAIN! \*\*\* 4 / 5 BEDROOMS  
\*\*\* 3 / 4 RECEPTION ROOMS \*\*\* AN  
IMPRESSIVE, EXTENDED &  
DETACHED FAMILY SIZED HOME  
PROVIDING VERSATILE LIVING  
ACCOMMODATION \*\*\* AN ENVIABLE  
POSITION & RARELY AVAILABLE  
LOCATION WITH ENJOYABLE FRONT  
ASPECT VIEWS OVER 'OPEN GREEN'  
SPACE \*\*\*

N.B. FURTHER PHOTOGRAPHS  
BEING ADDED SHORTLY!

Falmouth Grove is situated in the  
Parklands region of Swindon. The  
Property is a four/five bedroomed  
detached house overlooking a large  
green area beyond which is the Lawn  
Woods and Lakes.

First Floor Accommodation:

The property has four large double  
bedrooms, the main bedroom has a  
large on suite. There is a large family  
bathroom with both shower and bath  
facilities. Three of the bedrooms are at  
the front of the property and overlook  
the Lawn Woods.

The master bedroom has two double  
wardrobes, a wall mounted television  
and white full length mirror. The  
second bedroom has 'Sharp make'  
fitted wardrobes together with two  
matching bedside cabinets. Bedroom  
three has a large standalone wardrobe  
and matching bedside tables.  
Bedroom four has two double  
wardrobes and two chests of drawers.  
All the items mentioned above are  
included in the full asking price.

The Ground Floor:

The ground floor consists of a porch  
area which was completed about three  
years ago, this leads into a hallway

DETACHED HOME PROVIDING VERSATILE LIVING ACCOMMODATION \*\* AN ENVIABLE POSITION &  
RARELY AVAILABLE LOCATION WITH ENJOYABLE FRONT ASPECT VIEWS OVER 'OPEN GREEN'  
SPACE \* | Freehold

leading off of which is the main staircase and the sitting room.

Towards the rear of the property is a breakfast room, large kitchen, utility room, further utility storage area and a downstairs toilet.

The kitchen area and adjoining rooms all have Howden fitted units which have been expertly fitted together with granite work surfaces. The kitchen has a Rangemaster double oven cooker and hob. Large separate fridge and freezer, Miele dishwasher and washing machine in the utility room.

There is also a separate dining room which leads into a garden room which gives access via bi-fold doors into the secluded garden area. Also leading from the garden room is a room which the owners have utilised as a bar area and storage space which then gives access into a larger room which has been used as an office and various activities. These two rooms could easily be converted into the fifth bedroom and a shower room making it a self-contained area.

The original property was first built in the late 1950's and has benefited from two extensions by the current owners a rear extension built in 1994, and a double side extension built in 2001.

The property is heated by a Valliant Gas boiler which is about 10 years old and is serviced on an annual basis in September of each year.

#### External Details:

The front garden is mainly block paving with enough off road parking for two vehicles. To the side of the property is a hedge and the front is secured with metal gates and a wall making it fully enclosed.

The rear garden has many established trees including conifers, acer, apple and pear trees. There is a lawned area with shrub borders around the garden. There is a large shed/workshop together with a smaller shed situated at the bottom of the garden.

#### Local Amenities:

The property is situated opposite the lovely Lawn woods and two lakes giving the opportunity for local countryside walks and relaxation.

A short ten minute walk takes you to the popular area of Old Town with its local shops, cafes, bars and restaurant's. The local supermarket (Co-op) is also located in the Old Town area.

There are many local schools within walking distance including, Lawn Junior & Primary school, Lainesmead Primary School, Holy Cross Catholic Primary School and Lawn Academy.

There are also a number of pre-school nurseries within easy walking distance.

The local chemist is situated a ten-minute walk from the property in Guildford Avenue. Located next to the chemist is the Lawn community centre which is used for many activities on a day to day basis for all age groups.

There is a local bus service in operation from Upham Road which gives access into the town centre and connections to all the bus routes throughout the town and county. This is within a five-minute walk from the property and buses run every 10-15 minutes daily.

Tenure: Freehold

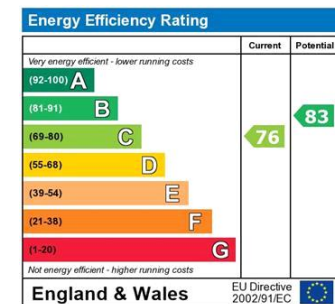


**Ground Floor**



**First Floor**

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.



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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