

for sale

£360,000



## Berryfield Coate Swindon SN3 6FB

An immaculately presented, three bedroom semi-detached home situated in the highly sought after Badbury Park Development. The spacious accommodation briefly comprises of entrance hall, cloakroom, lounge, open plan kitchen/dining room, en-suite to the main bedroom, bathroom, garden, driveway & garage.



# Berryfield Coate Swindon SN3 6FB

## Ground Floor Accommodation

### Lounge

15' 10" x 11' ( 4.83m x 3.35m )  
Double Glazed Window to Front, Radiator

### Kitchen / Dining Room

18' x 11' 4" ( 5.49m x 3.45m )  
Double Glazed French Doors to Rear, Double Glazed Window to Rear, Range of Modern Wall and Base Units with Work Surface Over, Tiled Splashback, Stainless Steel Sink with Mixer Tap, Built In Double Oven, Gas Hob with Extractor Hood Over, Wine Cooler, Radiator

### Cloakroom

Double Glazed Window to Front, WC, Wash Hand Basin

## First Floor Accommodation

### Bedroom 1

11' 4" x 11' 2" ( 3.45m x 3.40m )  
Double Glazed Window to Front, Radiator, En-suite

### En-Suite

WC, Wash Hand Basin, Shower Enclosure, Chrome Heated Towel Rail

### Bedroom 2

11' 8" Maximum x 9' 1" Excluding Door Recess ( 3.56m Maximum x 2.77m Excluding Door Recess )  
Double Glazed Window to Rear, Radiator

### Bedroom 3

8' 7" x 8' 6" ( 2.62m x 2.59m )  
Double Glazed Window to Rear, Radiator



## **Bathroom**

Obscured Double Glazed Window to Front, WC, Wash Hand Basin, Panel Bath with Shower & Screen Over, Chrome Heated Towel Radiator, Tiled to Water Sensitive Areas, Tiled Floor

## **Outside Space**

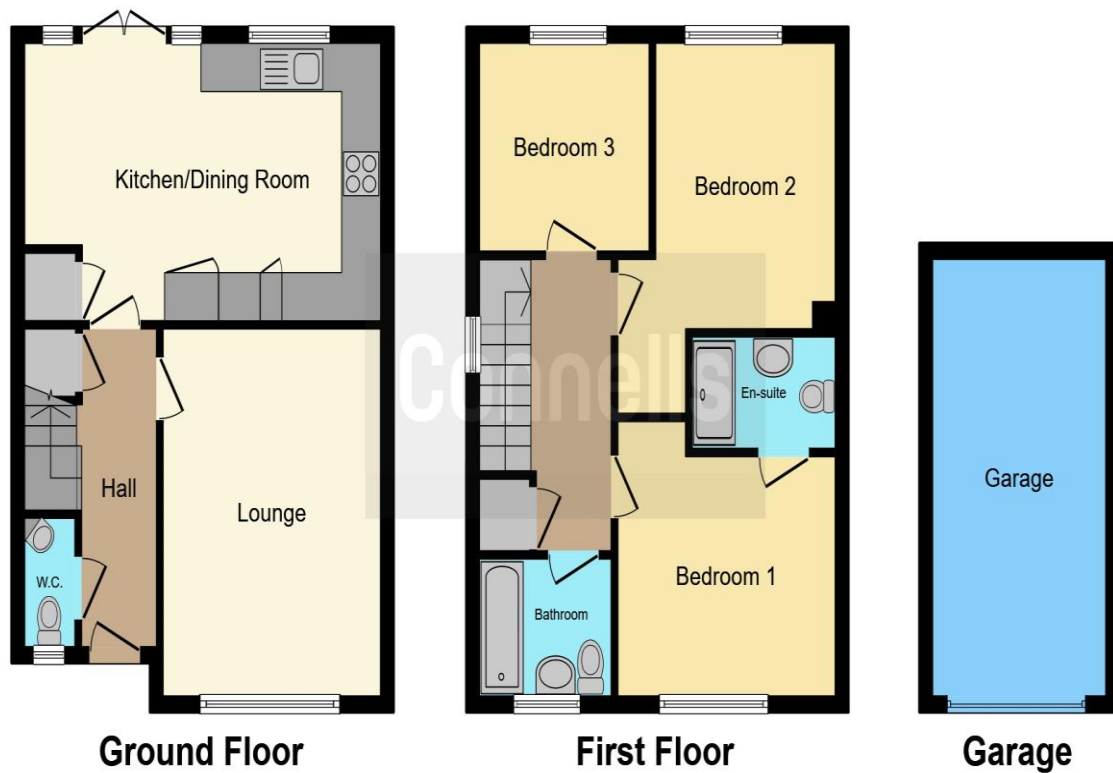
### **Rear Garden**

Enclosed to Fence Panels, Not Overlooked, Mostly Laid to Patio with Lawn Area and Raised Flower Beds, Storage Shed

### **Parking**

Garage and Driveway to the side of the Property





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01793 461757**  
**E [swindonoldtown@connells.co.uk](mailto:swindonoldtown@connells.co.uk)**

3-5 Victoria House, Albert St  
 SWINDON SN1 3BG

Property Ref: SND102333 - 0004

**Tenure:** Freehold

**EPC Rating:** B

**view this property online [connells.co.uk/Property/SND102333](http://connells.co.uk/Property/SND102333)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at <http://www.connells.co.uk> | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)