



Connells

Falmouth Grove  
Swindon



## Property Description

An exceptional four/five bedroom detached home situated in an enviable position overlooking the idyllic Lawn Woods and Park in the highly sought area of Parklands, Old Walcot. The impressive and immaculately presented accommodation has been greatly improved by the current owners to a high standard throughout and briefly comprises of entrance porch, entrance hall, living room, dining room, Kitchen/Breakfast Room, large family room with bi fold doors opening onto the decking area, two utility rooms, WC, bar/utility and study/bedroom five to the ground floor. The first floor boasts four generous bedrooms with a superb en-suite shower room to the master, and a modern refitted family bathroom. Externally the property benefits from an enclosed rear garden and driveway parking enclosed by secure gates. Viewing is highly recommended to fully appreciate this stunning home.

## Ground Floor Accommodations

### Entrance Porch

Double Glazed Door to Entrance Porch, Double Glazed Windows to Each Side, Tiled Floor

### Entrance Hall

Stairs Rising to First Floor, Storage Cupboard, Tiled Floor, Internal Door to Living Room, Internal Door to Breakfast Room, Radiator

### Utility / Bar

8' 8" x 8' 6" ( 2.64m x 2.59m )  
Range of Wall & Base Units with Work Surface Over, Inset Sink, Tiled Floor, Large Storage Cupboard, Extractor Fan

### Study / Bedroom 5

16' 3" x 8' 8" ( 4.95m x 2.64m )  
Double Glazed French Doors to Front, Storage Cupboard, Radiator

### Living Room

13' 10" x 12' 3" ( 4.22m x 3.73m )  
Double Glazed Bay Window to Front, Double Doors to Dining Room, Fire Place with Inset Fitted Gas Fire, Tiled Floor, Radiator

### Dining Room

9' 8" x 10' 5" ( 2.95m x 3.17m )  
Open Plan to Family Room, Tiled Floor, Radiator

### Family Room

19' 7" x 9' 10" ( 5.97m x 3.00m )  
Two Velux Style Windows, Double Glazed Bi Fold Doors to Rear Garden, Spot Lights, Tiled Floor, Radiator

### Kitchen / Breakfast Room

25' 4" x 9' 10" ( 7.72m x 3.00m )  
Double Glazed Window to Rear, Double Glazed Window to Side, Range of Wall & Base Units with Work Surface Over, Inset Ceramic Sink with Mixer Tap, Larder, Airing Cupboard, Tiled Floor, Heated Towel Rail

## Utility Room

11' 4" x 5' 1" ( 3.45m x 1.55m )

Double Glazed Window to Rear, Double Glazed Door to Rear Garden, Range of Wall & Base Units, Space for Appliances, Wine Fridge, Tiled Floor with Underfloor Heating, Sliding Door to Cloakroom

## Cloakroom

Skylight, WC, Vanity Sink, Extractor Fan, Tiled Floor with Underfloor Heating, Heated Towel Rail

## Utility

Double Glazed Door to Front, Double Glazed Window to Front, Range of Wall & Base Units with Work Surface Over, Inset Sink, Space for Appliances, Tiled Floor, Heated Towel Rail

## First Floor Accommodation

### Landing

Double Glazed Window to Side, Loft Access

### Master Bedroom

16' 9" x 8' 5" Excluding Door Recess ( 5.11m x 2.57m Excluding Door Recess )

Double Glazed Window to Front, Radiator, Internal Door to En-Suite

### En-Suite

7' 10" x 8' 5" ( 2.39m x 2.57m )

Obscured Double Glazed Window to Rear, Three Piece White Suite comprising of WC, Vanity Sink, Tiled Shower Enclosure Unit, Extractor Fan, Tiled Floor, Radiator, Heated Towel Rail

### Bedroom 2

11' 11" x 9' Excluding Wardrobes ( 3.63m x 2.74m Excluding Wardrobes )

Double Glazed Bay Window to Front, Range of Fitted Sharps Wardrobes, Radiator

### Bedroom 3

11' x 7' 10" ( 3.35m x 2.39m )

Double Glazed Window to Rear, Storage Cupboard, Radiator

### Bedroom 4

10' 5" x 7' 11" ( 3.17m x 2.41m )

Double Glazed Window to Front, Radiator

### Bathroom

Obscured Double Glazed Window to Side, Four Piece White Suite comprising of WC, Vanity Sink, Panelled Bath & Shower Enclosure Unit, Extractor Fan, Tiled Floor, Heated Towel Rail

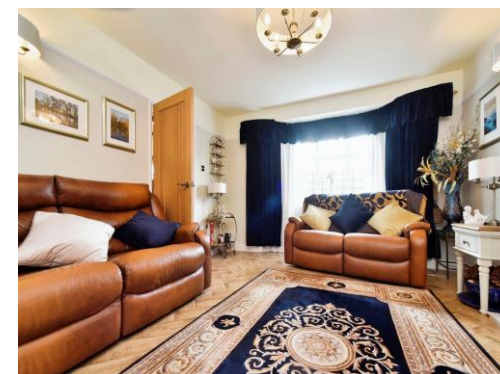
## Outside Space

### Rear Garden

Fully Enclosed, Laid to Lawn & Decking, Storage Shed / Workshop with Power & Light

### Parking

Block Paved Driveway Parking with Secure Gates









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)

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**EPC Rating: C**

Tenure: Freehold

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