



**Connells**

Hackleton Rise  
Swindon





## Property Description

A beautifully presented, extended property with the flexible living arrangements for a potential 4 bedroom home, which is arranged over two floors. The property is situated in the sought after location of Coleview and convenient for all local amenities.

The property offers Entrance Hall, Lounge, Kitchen, Bathroom and Two further receptions to the Ground Floor with the Master Bedroom with Ensuite and Bedroom Two located on the Second Floor. Outside there is a useful Lean-to to the side of the property in addition garage/large storage outbuilding to the rear. The property further benefits from well presented gardens. Driveway parking and garage.

## Accommodation

### Ground Floor

#### Entrance Hall

Doors to Lounge Kitchen and further reception rooms/bedrooms.

#### Lounge

12' 11" x 11' ( 3.94m x 3.35m )

Window to front. Radiator. Feature electric fire with fire surround. TV point.

#### Kitchen

12' x 10' ( 3.66m x 3.05m )

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Part tiled walls. Integrated oven and hob. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Window to rear. Door to rear. Tiled floor.

#### Reception Two/Bedroom

18' x 10' ( 5.49m x 3.05m )

Window to rear. Stairs to First Floor. Radiator.

#### Study/Bedroom

10' x 11' ( 3.05m x 3.35m )

Window to front. Radiator.

## First Floor

### **First Floor Landing**

Stairs from ground floor.

### **Bedroom One**

15' max x 8' ( 4.57m max x 2.44m )

Window to rear. Built in wardrobes. Built in eaves storage. Radiator. Door to ensuite.

### **Ensuite**

Suite comprising low level WC and wash hand basin.

### **Bedroom Two**

14' 10" max x 9' ( 4.52m max x 2.74m )

Two windows to rear. Built in storage. Radiator.

## Outside

### **Front**

Mainly laid to lawn/artificial grass with driveway parking. Lean to, to the side of the house with double doors to the front and door to rear.

### **Rear Garden**

Fully enclosed and mainly laid to lawn/artificial grass with mature shrub borders. Patio area.

### **Outbuilding**

Doors to front and side. Useful storage to the rear.

### **Parking**

Driveway parking and garage











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: D**

Tenure: Freehold

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