





## Property Description

Our four bed homes have been designed over three floors with kitchen and dining area on the ground floor, living space on the first floor and even a roof terrace on the top floor. You'll also have an integral garage and driveway.

You'll be joining a neighbourhood with a real sense of community with beautifully designed homes and outdoor spaces. You'll be able to choose a home with a smaller private garden and access to a shared community garden, or a home with a larger garden.

Your home will be EPC A rated, and you'll have an air source heat pump instead of a gas boiler and solar panels on the roof to generate energy. We've also included integrated appliances, quality flooring, solid wood front doors and double glazing in all our homes, to name just a few of the features you'll love. And all of our homes have been designed by architects, so you know you're getting something bespoke and well-designed.

## Internal Features

### Ground Floor Accommodation

#### Entrance Hall

High quality NorDan front door to the front aspect providing immediate access to the stairs rising to the first floor accommodation with access to the kitchen and dining room area. Entrance door to the garage

#### Kitchen/Dining Area

16' 11" x 10' Maximum ( 5.16m x 3.05m Maximum )

High quality Scandinavian Velfac double glazed composite to the rear aspect. Double glazed door to access the enclosed rear garden. Beautifully presented fully fitted kitchen built with a range of base and wall mounted units comprising of cupboards and drawers. Ample storage. Fitted with modern appliances inclusive of Induction Hob and Integrated Fridge/Freezer unit. , Washing Machine, Dishwasher, Cooker-hood located above the hob. Tiling to all water sensitive areas.

#### Cloakroom

Two piece suite comprising of Low Level W/C and wash hand basin. Tiling to water sensitive areas

#### Garage

17' 6" x 9' 7" ( 5.33m x 2.92m )

Cabling in the garage for electric vehicle charger installation

## First Floor Accommodation

### First Floor Landing

#### Living Room

16' 11" x 9' 2" ( 5.16m x 2.79m )

Two High quality Scandinavian Velfac double glazed composite windows to the front aspect. Television point.

#### Bedroom Two

12' x 7' 2" ( 3.66m x 2.18m )

Two High quality Scandinavian Velfac double glazed composite windows to the rear aspect.

#### Bedroom Four

Two High quality Scandinavian Velfac double glazed composite windows to the front aspect. Television point.

#### Bathroom

Three piece suite comprising of bath with mixer taps, Low Level W/C and wash hand basin. Tiling to all water sensitive areas.

## Second Floor Accommodation

### Second Floor Landing

#### Bedroom One

16' 11" x 9' 2" ( 5.16m x 2.79m )

High quality Scandinavian Velfac double glazed composite window to the front aspect. Access to its own en-suite

#### En-Suite

Three piece suite comprising of shower with mixer taps, Low Level W/C and wash hand basin. Tiling to all water sensitive areas.

#### Bedroom Three

12' 1" x 7' 3" ( 3.68m x 2.21m )

High quality Scandinavian Velfac double glazed composite window to the side aspect.

#### Roof Terrace

Brick walled balcony with beautiful views of the surrounding area

## External Features

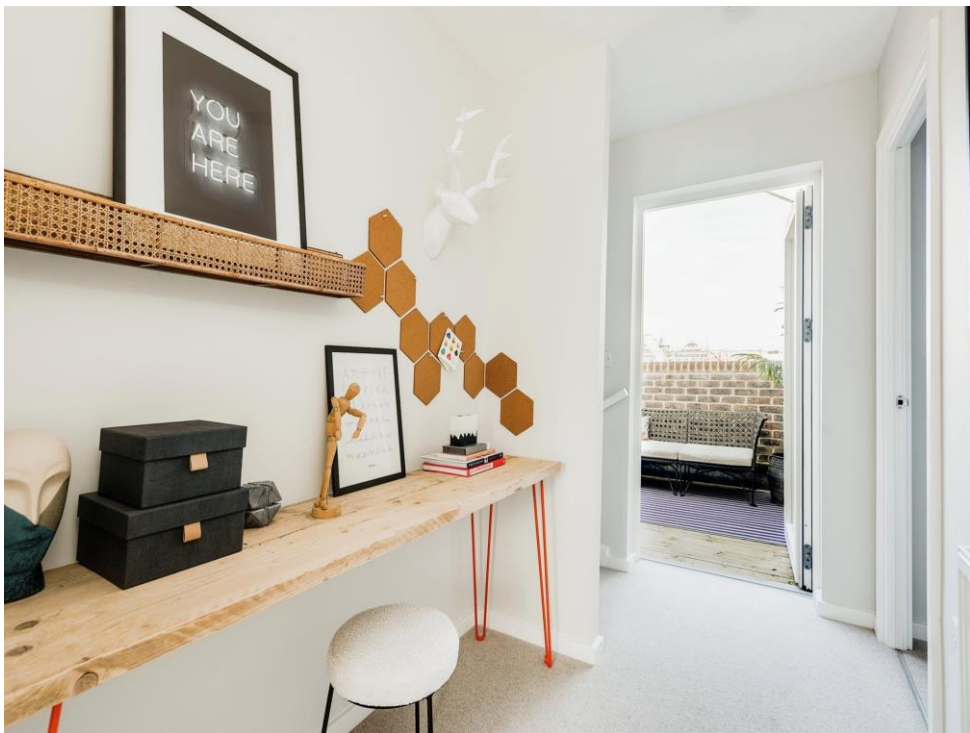
#### Outside

Enclosed by wooden panel fencing. Small patio area. Mainly laid to lawn. Cycle Store.

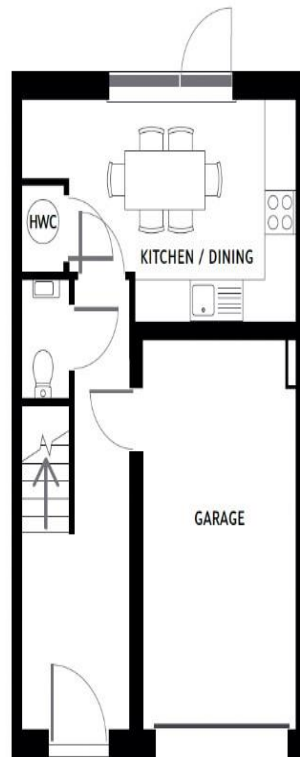
#### Agent Note:

External details or finishes may vary on individual plots and homes may be built in attached styles depending on the development layout. Exact specification, window styles and whether a property is left or right handed may differ from plot to plot. Dimensions shown in any text or plan are approximate sizes only and actual sizes may be different once constructed.

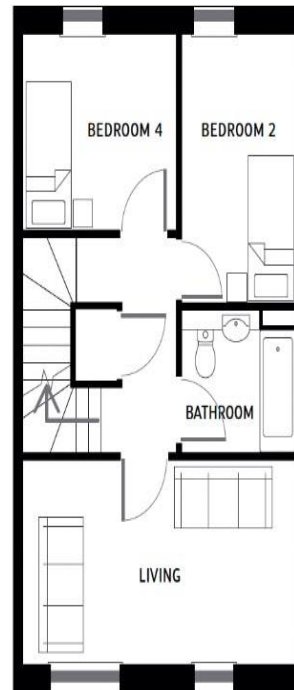








Ground floor



First floor



Second floor

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

**EPC Rating: Exempt**

Tenure: Freehold

**view this property online [connells.co.uk/Property/SND102568](http://connells.co.uk/Property/SND102568)**



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 [whhttp://www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SND102568 - 0004