



The Chestnut Oakfield Swindon SN3 3HQ

for sale
£370,000



Property Description

EPC A ENERGY EFFICIENT HOME. Oakfield has something for everyone. Whether you're just starting out, need a bit of space for your growing family, want a roof terrace to relax and soak up the sun or you after some lovely outdoor space, you'll find it here!

You'll also be able to live the way you want. That could mean taking advantage of the spacious layout to create an office space and work from home. You'll feel at home and part of the community at Oakfield.

Every home in Oakfield is designed from scratch by award-winning architects and designers. This means they're not mass-produced house types that get built everywhere, they're bespoke, unique and contemporary.

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' (5.16m x 3.05m)

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

Storage Cupboard.

Bedroom Two

16' 11" x 9' 3" (5.16m x 2.82m)

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

Living Room

16' 11" x 11' 10" (5.16m x 3.61m)

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

Rear garden 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.





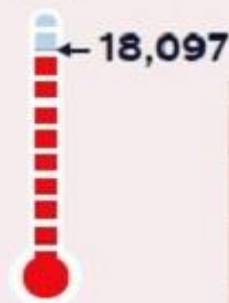
Oakfield New Home Energy Comparison Data

Victorian Home

EPC Energy
Efficiency Rating
EPC Score



Heating Demand
(kWh/yr)



Typical New Build Home**

EPC Energy
Efficiency Rating
EPC Score



Heating Demand
(kWh/yr)



Typical Oakfield Home

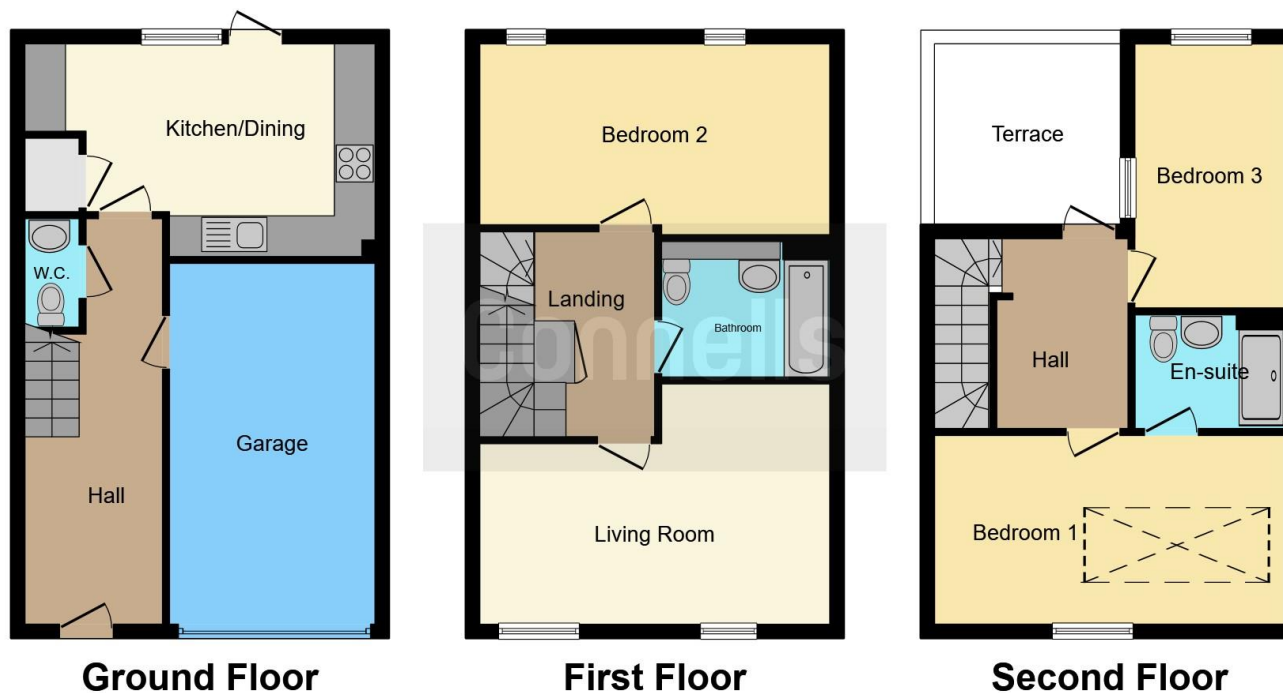
EPC Energy
Efficiency Rating
EPC Score



Heating Demand
(kWh/yr)



*based on annual cost calculated using Energy Cap Tariff (34.0p/kWh) ** built to 2013 B Regs Pass. EPC Rated A "very energy efficient - lower running costs and "very environmentally friendly - lower CO2 emissions". EPC ratings are based on the government Standard Assessment Programme software building regulations 2013 baseline assumptions for an site typical 107m2 end of terrace household, so actual usage may vary depending on household size and energy use. Energy consumption estimates are based on the SAP measurement for true operational energy, which includes all energy consumed by the home annually. Total energy consumed will vary based on individual circumstances. Cost calculations are based on governmental energy cost cap, of £0.34/kWh electricity and £0.10/kWh gas. Final costs are inclusive of standing charges. All costs inclusive of VAT where applicable.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01793 461757
E 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/SND102632



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 | www.zoopla.co.uk

Property Ref: SND102632 - 0010