



Connells

Broome Manor Lane
SWINDON



Property Description

Located along one of Old Town's most desirable roads to live. This well-presented and extended three-bedroom semi-detached home is perfectly positioned, offering easy access to local shops, schools, and a variety of amenities, making it an ideal choice for families seeking both comfort and convenience. Upon entering, the ground floor boasts a bright and airy lounge/diner, providing a welcoming space for relaxation or family gatherings. The kitchen itself is well-appointed, offering ample storage and workspace for daily tasks along with a separate utility space. On the first floor, the property features three generously sized bedrooms, each offering plenty of natural light and space for wardrobes or additional furniture. The family bathroom is also located on this floor, fitted with modern fixtures and offering a functional layout. Externally, the home continues to impress with an enclosed rear garden, providing a safe and private space for children to play or for adults to relax. This property also boasts off-road parking for multiple cars.

Ground Floor Accommodation

Entrance Porch

Double Glazed Windows and Door into Entrance Hall

Entrance Hall

Access to Cloakroom, Lounge through to Dining Room and Kitchen, Storage Cupboard and Stairs up to First Floor

Cloakroom

Obscure Double Glazed Window to Side, WC and Pedestal Sink, Tiled Floor, Radiator

Lounge Area

10' 10" x 11' 10" Excluding Bay (3.30m x 3.61m Excluding Bay)

Double Glazed Bay Window to Front, Archway to Dining Area, Radiator

Dining Area

10' 11" x 9' 11" (3.33m x 3.02m)

Radiator

Family Room

12' 3" x 13' (3.73m x 3.96m)

Velux Style Window, French Doors to Rear, Radiator

Kitchen

16' 11" x 8' 10" (5.16m x 2.69m)

2 x Double Glazed Window to Side, Range of Wall and Base Units with Work Surface Over, Inset Sink with Mixer Tap, Double Built In Oven, 5 Ring Induction Hob and Extractor Hood Over, Tiled Splash Back All Around, Integrated Dishwasher, Integrated Fridge / Freezer, Radiator

Utility Room

French Doors to Rear, Space and Plumbing for Washing Machine

First Floor Accommodation

Landing

Double Glazed Window to Side, Loft Access

Bedroom 1

11' 10" Excluding Bay x 10' 10" (3.61m Excluding Bay x 3.30m)

Double Glazed Bay Window to Front, Radiator

Bedroom 2

9' 10" x 10' 9" (3.00m x 3.28m)

Double Glazed Window to Rear, Radiator

Bedroom 3

9' 4" Maximum x 9' 10" Maximum (2.84m Maximum x 3.00m Maximum)

Double Glazed Window to Rear, Storage Cupboard, Radiator

Bathroom

Obscure Double Glazed Window to Front, Four Piece Suite comprising of WC, Vanity Sink Unit, Bath with Mixer Taps and Shower Enclosure, Heated Towel Rail, Extractor Fan

Outside Space

Rear Garden

Enclosed Low Maintenance Rear Garden, Mostly laid with Artificial Turf. Patio Area, Shed / Outbuilding, Side Access via Gate

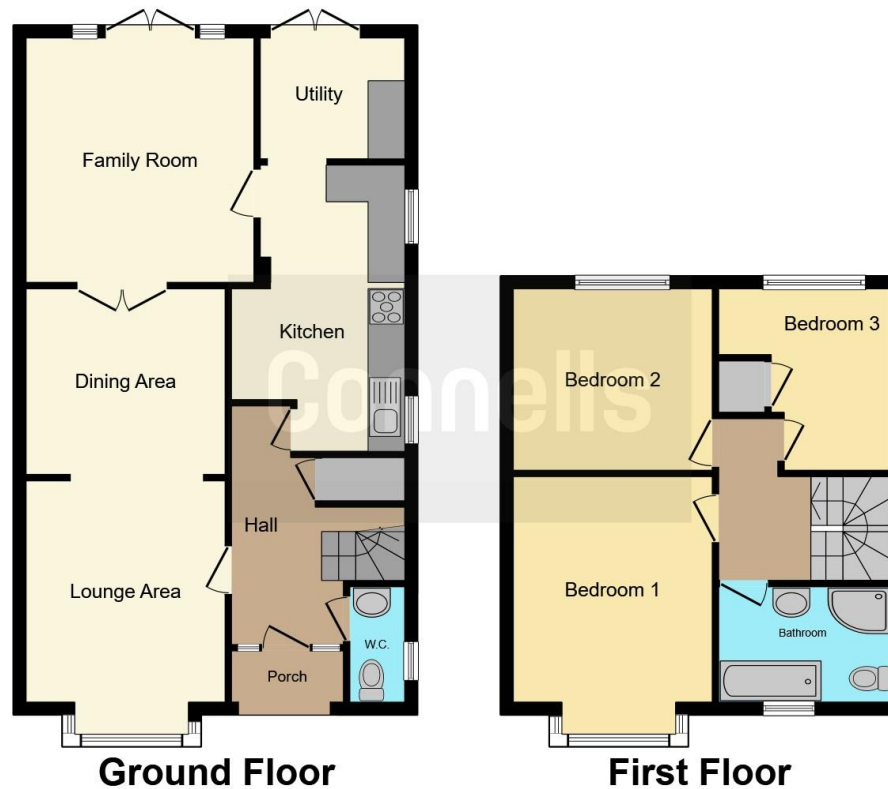
Parking

Large Block Paved Driveway Parking to the Front 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

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EPC Rating: C

view this property online connells.co.uk/Property/SND102263

Tenure: Freehold



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