

for sale

offers in excess of **£450,000**



## Yardlee Walk SWINDON SN1 7BG

Offering this modern property that keeps on giving, with plenty of space for socialising and relaxing. Located in the popular and new Wichelstow development of Swindon which has an excellent primary school, new secondary school, two public house/restaurants.

*Viewing is highly recommended!*

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# Yardlee Walk SWINDON SN1 7BG

## Ground Floor Accommodation

### **Entrance Hall**

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

### **Cloakroom**

Double Glazed Window to Side, WC, Hand Held Bidet, Vanity Sink Unit, Partly Tiled, Heated Towel Rail, Electric Fuse Box

### **Dining Room**

14' 8" x 8' 8" ( 4.47m x 2.64m )

Double Glazed Bay Window to Front, Radiator, Doors Through to Lounge

### **Lounge**

14' 7" Maximum x 11' 2" ( 4.45m Maximum x 3.40m )

Double Glazed French Doors Through to Conservatory, Radiator

### **Conservatory**

12' Maximum x 13' 9" ( 3.66m Maximum x 4.19m )

Double Glazed Half Glass Panels with Double Glazed French Doors to Rear Garden

### **Kitchen**

12' 2" x 10' 7" Maximum ( 3.71m x 3.23m Maximum )

Double Glazed Window to Rear, Modern Range of White Gloss Wall and Base Units with Contrasting Work Surface Over, Tiled Splash Back all around, Inset Stainless Steel Sink with Draining Board and Mixer Tap, Built In Oven, Gas Hob with Extractor Hood Over, Breakfast Bar, Integrated Dishwasher, Space for Fridge / Freezer, Door to Utility Room, Internal Door to Garage.

### **Utility Room**

6' 6" x 5' 2" ( 1.98m x 1.57m )

Modern Range of Wall and Base Units with Work Surface Over and Inset Sink with Draining Board and Mixer Tap, Tiled Splash Back, Space and Plumbing for Washing Machine, Space for Tumble Dryer



## **First Floor Accommodation**

### **Landing**

Access to all Bedrooms and Family Bathroom, Airing Cupboard

### **Bedroom 1**

11' 6" x 12' 2" ( 3.51m x 3.71m )

Double Glazed Window to Rear, Radiator, Air Conditioning Unit, Built in Wardrobe, Door to En-Suite.

### **En-Suite**

Obscure Double Glazed Window to Side, Three Piece Suite Comprising of WC, Vanity Sink Unit and Corner Shower Enclosure, Fully Tiled, Heated Towel Rail

### **Bedroom 2**

13' x 8' 8" ( 3.96m x 2.64m )

Double Glazed Window to Front, Built In Wardrobe, Radiator

### **Bedroom 3**

11' 6" including door recess x 8' 4" ( 3.51m including door recess x 2.54m )

Double Glazed Window to Rear, Built in Wardrobe, Radiator

### **Bedroom 4**

9' 9" x 8' 9" ( 2.97m x 2.67m )

2 x Double Glazed Windows to Front, Built in Wardrobe, Radiator

## **External Features**

### **Front Garden**

Enclosed by Brick and Decorative Fence, Laid to Patio with Raised Flower Beds and Trees to Give a Degree of Privacy

### **Rear Garden**

Enclosed by Fence Panels, Split Level Garden with a Raised Lawn Area and Feature Pergola to the Side, Lower Level Patio Area.

### **Garage**

19' 2" x 8' 2" ( 5.84m x 2.49m )

Electric Roller Shutter to the Front, Internal Door to Side Leading into the Kitchen and Door to Rear Garden

### **Parking**

Garage and Driveway Parking to Side 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](http://www.focalagent.com)

To view this property please contact Connells on

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3-5 Victoria House, Albert St  
 SWINDON SN1 3BG

Property Ref: SND102914 - 0007

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**view this property online [connells.co.uk/Property/SND102914](http://connells.co.uk/Property/SND102914)**



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