

for sale

£375,000



## New Dawn Place Swindon SN1 2FB

Introducing this deceptively spacious four bedroom semi-detached home, spread across 3 floors, the current owners have made the most of the space. Providing great space for relaxing and unwinding or entertaining alike.

Viewing is highly recommended to appreciate this property!





# New Dawn Place Swindon SN1 2FB

## Ground Floor Accommodation

### **Entrance Hall**

Access to Cloakroom and Kitchen / Dining Room through to Living Room, Stairs up to First Floor, Radiator

### **Cloakroom**

Obscure Double Glazed Window to Front, WC, Wash Hand Basin, Radiator

### **Living Room**

10' 7" x 14' ( 3.23m x 4.27m )

Double Glazed Patio Doors to Rear Garden, Radiator

### **Kitchen / Dining Room**

17' x 10' 10" Maximum ( 5.18m x 3.30m Maximum )

Kitchen:

Double Glazed Window to Front, Modern Range of Navy Wall and Base Units with Work Surface Over, Inset Sink with Mixer Taps, Built In Oven with Gas Hob and Extractor Hood Over, Space and Plumbing for Dishwasher,

Dining Room:

Obscured Double Glazed Window to Side, Utility Cupboard with Radiator and Space for Appliance, Extractor Fan



## **First Floor Accommodation**

### **Landing**

Storage Cupboard, Radiator, Door to Second Floor Stairs

### **Bedroom 2**

12' 2" Maximum x 14' 1" Maximum ( 3.71m Maximum x 4.29m Maximum )

Double Glazed Window to Front, Radiator

### **Bedroom 3**

7' 8" x 10' 1" ( 2.34m x 3.07m )

Double Glazed Window to Rear, Radiator

### **Bedroom 4 / Study**

9' 1" Maximum x 6' 1" Maximum ( 2.77m Maximum x 1.85m Maximum )

Double Glazed Window to Rear, Radiator

### **Bathroom**

Obscured Double Glazed Window, Three Piece Suite Comprising of WC, Pedestal Sink and Panel Bath with Shower and Screen Over, Tiled Walls, Extractor Fan, Radiator

## **Second Floor Accommodation**

### **Bedroom 1**

16' x 14' ( 4.88m x 4.27m )

Double Glazed Window to Front, Built in Wardrobes, Radiator, Door to En-Suite

### **En-Suite**

Double Glazed Velux Style Window to Rear, Three Piece Suite Comprising of WC, Wash Hand Basin and Double Shower Enclosure, Shaving Point, Heated Towel Rail, Extractor Fan, Storage in the Eaves

## **External Features**

### **Rear Garden**

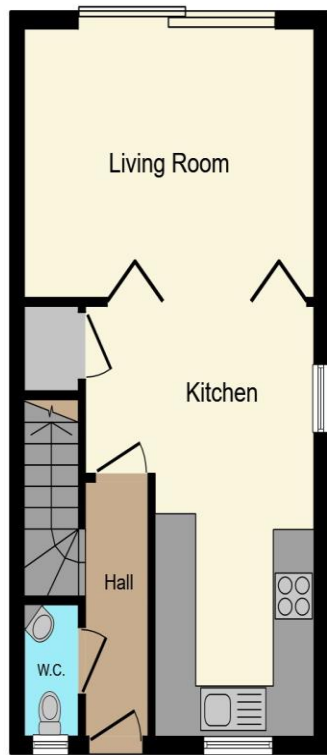
Fully Enclosed with Side Gate Access, Mostly Laid to Lawn with a Covered Decking Area, Outside Tap

### **Parking**

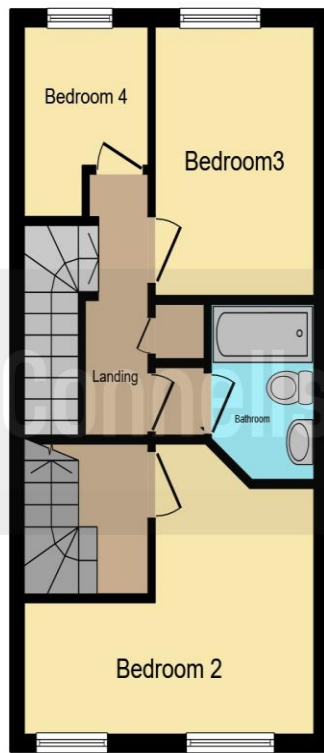
Driveway Parking for 2 Cars to the Front of the Property



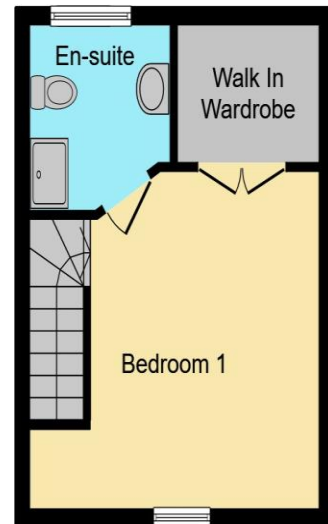




**Ground Floor**



**First Floor**



**Second Floor**

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

Property Ref: SND102785 - 0002

Tenure: Freehold EPC Rating: B

Council Tax Band: D

**view this property online [connells.co.uk/Property/SND102785](http://connells.co.uk/Property/SND102785)**



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