





## Property Description

Discover the perfect blend of modern luxury and everyday comfort in this beautifully appointed home, set within a highly sought-after development crafted by Nationwide's award-winning architects and designers. From the moment you step through the door, you're greeted with a sense of elegance, space, and high-end finishes that set this property apart. The ground floor opens with a welcoming entrance hall, flowing seamlessly into bright, stylish living spaces designed for both relaxation and entertaining. Upstairs, you'll find two generously proportioned bedrooms—each a serene retreat—and a beautifully finished family bathroom with contemporary fittings and a calming aesthetic. This home is not just about interiors—it's about lifestyle. Step outside into your own private, enclosed rear garden, ideal for summer evenings, alfresco dining, or simply soaking up the sun. Allocated parking adds to the convenience, while the wider community offers so much more. Enjoy exclusive access to thoughtfully landscaped communal gardens, a safe and exciting children's play park, and a fully equipped outdoor gym—perfect for staying fit without ever leaving the neighborhood. With exceptional design, superior specification, and a vibrant community setting, this home is more than a place to live—it's a place to thrive.

## Ground Floor Accommodation

### Entrance Hall

### Open Plan Kitchen/ Dining Area

14' 10" x 10' Maximum ( 4.52m x 3.05m Maximum )

### Kitchen / Dining Room

High quality Scandinavian Velfac double glazed composite window to the front aspect. 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 and Dishwasher. Cooker-hood located above the hob. Tiling to all water sensitive areas.

### Open Plan Living Area

13' 4" x 9' 2" ( 4.06m x 2.79m )

### Lounge Area

High quality Scandinavian Velfac double glazed composite to the rear aspect. Double glazed door to access the enclosed rear garden. Television Point.

### Cloakroom

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



## First Floor Accommodation

### First Floor Landing

Access to all bedrooms and family bathroom. Loft access. Airing Cupboard

### Bedroom One

15' 6" x 9' 3" ( 4.72m x 2.82m )

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

### Bedroom Two

11' 4" x 8' 1" Maximum ( 3.45m x 2.46m Maximum )

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

### Bedroom Three

11' 4" x 7' 1" ( 3.45m x 2.16m )

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

### Bathroom

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

## External Features

### Rear Garden

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

### Parking

There is allocated parking with the property

### Agent Note:

Subject to availability we have two versions of this wonderful properties which has been listed above.

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.

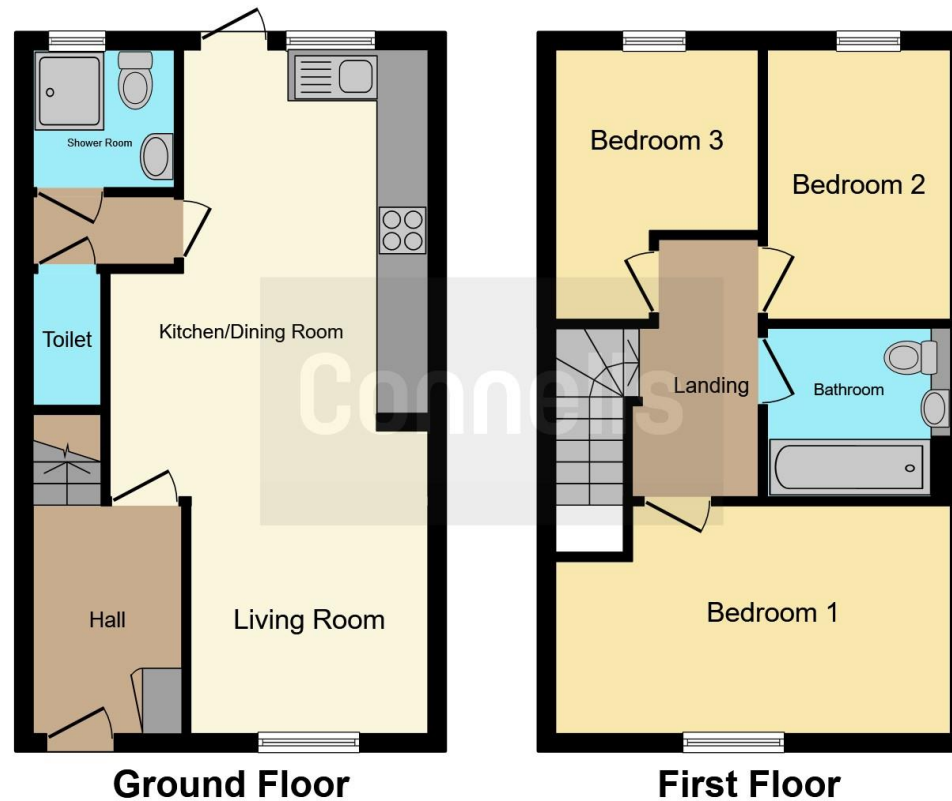












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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

To view this property please contact Connells on

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 SWINDON SN1 3BG

EPC Rating:  
 Exempt

**view this property online [connells.co.uk/Property/SND103110](http://connells.co.uk/Property/SND103110)**

Tenure: Freehold



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