



20 New Dawn Place, Swindon, SN1 2FB
£350,000

SWINDON
HOMES 
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Welcome to New Dawn Place in Swindon! Situated in a quiet road, this stunning property boasts 4 bedrooms, including a luxurious master bedroom with an ensuite and built-in wardrobe. With over 1000 sq ft of living space, this home offers a modern open plan layout that is perfect for both relaxing and entertaining.

Built in 2023, this property is less than two years old, ensuring that everything is in pristine condition. The immaculate presentation of this home means it is ready to move straight in.

Further benefits to the property include a utility cupboard for the washing machine and drier, integrated appliances in the kitchen, a downstairs W.C and a private rear garden.

The property is close to Greenbridge and has local bus routes running nearby.

Don't miss out on the opportunity to make this beautiful property your new home. Contact us today to arrange a viewing and experience the charm of New Dawn Place for yourself.

Driveway

Double driveway

Entrance Hall

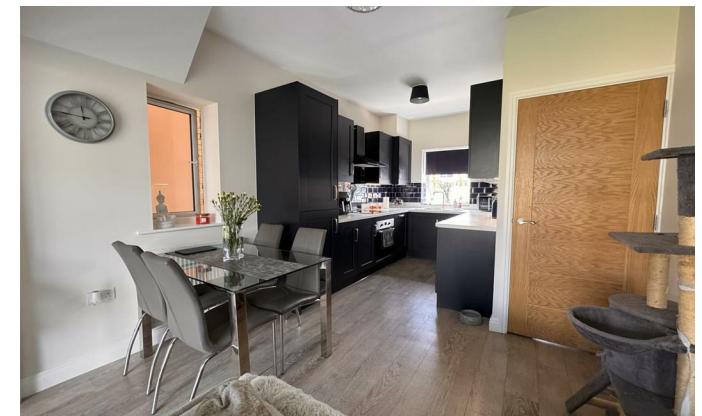
3'0" x 8'6" (0.92 x 2.61)

Composite front door with privacy glazing, door to WC and living room, stairs to 1st floor, radiator

W.C.

2'9" x 4'11" (0.84 x 1.5)

UPVC privacy glazed window to front, radiator, wall mounted wash basin





Kitchen/ Diner

7'5" into 10'9" x 16'4" into 8'2" (2.28 into 3.3 x 5 into 2.5)

UPVC window to front, integrated electric fan oven, ceramic hob with extractor fan over, integrated dishwasher, single basin sink with mixer tap, integrated fridge freezer, units at and base level, space for family dining table, radiator, door to utility

Utility Cupboard

Space and plumbing for washing machine, space for tumble dryer, extractor fan

Living Room

13'11" x 9'5" (4.25 x 2.88)

UPVC sliding doors to garden, radiator

Stairs and Landing

6'1" (3'1" to stairs) x 11'3" (1.86 (0.96 to stairs) x 3.43)

Stairs from ground floor with inset lights, doors to bedrooms two, three and four, door to stairs for bedroom one, storage cupboard, radiator

Bedroom Two

13'10" into (4.24 into)

large UPVC window to front, second window to front, radiator

Bedroom Three

7'6" x 10'5" (2.31 x 3.2)

UPVC window to rear, radiator

Bedroom Four

6'0" x 9'6" into 7'4" (1.85 x 2.9 into 2.25)

UPVC window to rear, radiator

Bathroom

Bath with shower screen and maind shower over, UPVC privacy glazed window to side aspect, low level WC, wall mounted wash basin, radiator, extractor fan

Bedroom One

13'10" x 16'1" (4.24 x 4.92)

UPVC double glazed window the front, radiator, door to ensuite, built-in large double wardrobe, stairs from first floor

Ensuite

6'10" x 8'11" (2.09 x 2.74)

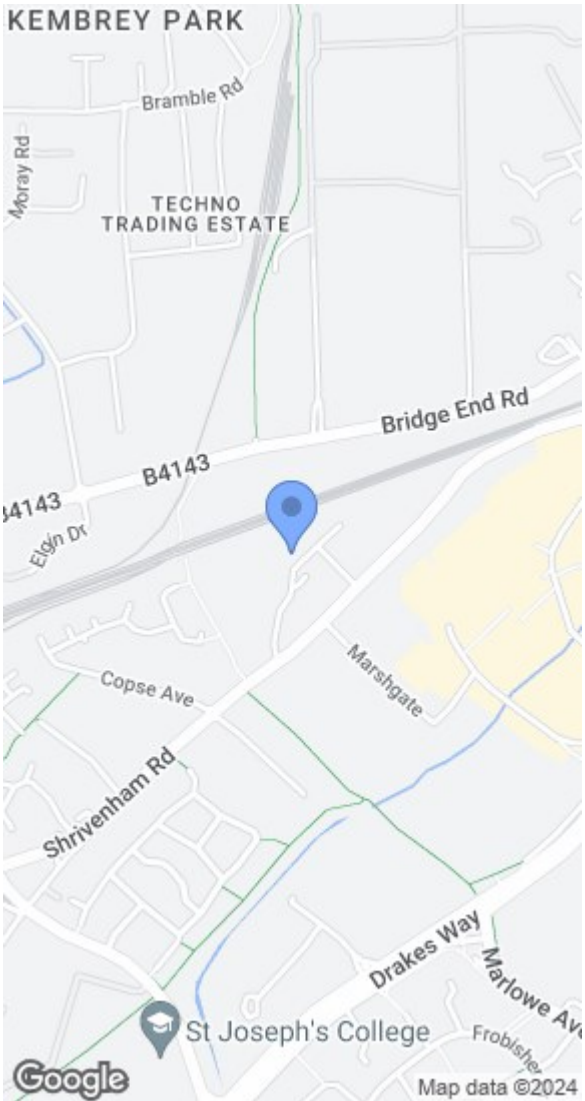
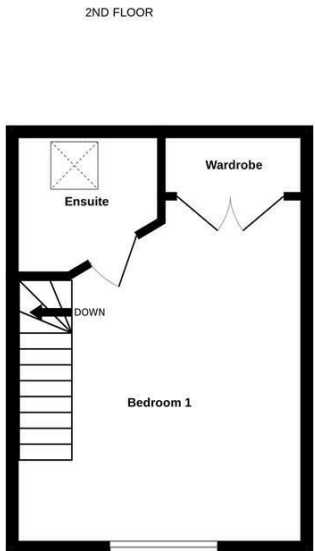
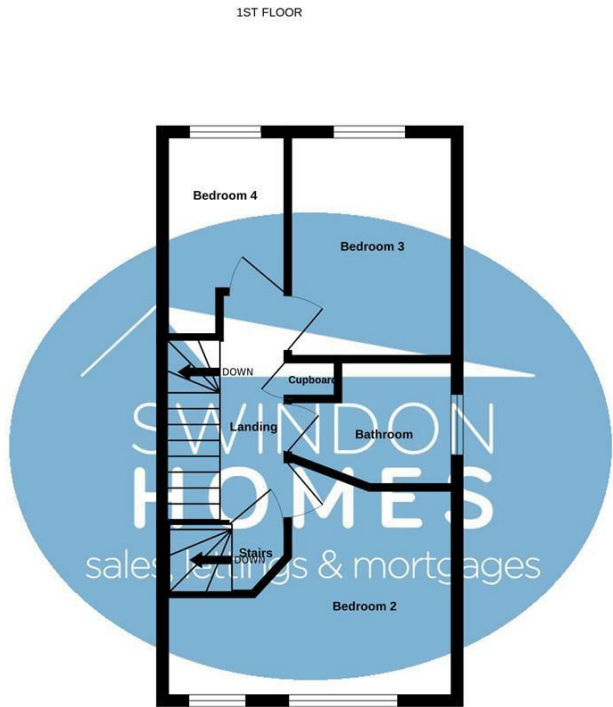
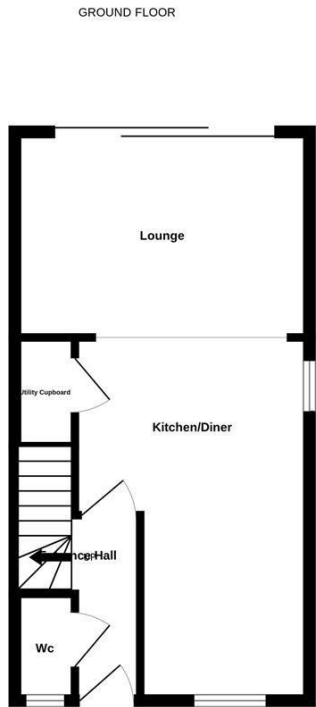
Velux window to rear, low-level WC, wall mounted wash basin, heated towel rail, walk-in shower cubicle with main shower

Rear Garden

enclosed non-overlooked rear garden with small patio and lawn with side access







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs		95	Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B	85		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	