



23 Newson Road, Swindon, SN25 1AD
£450,000

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Welcome to this stunning five-bedroom detached house located on Newson Road in Swindon. This impressive property, built in 2009, boasts over 1,700 sq ft of living space spread over three storeys.

Upon entering, you are greeted by three reception rooms that offer ample space for entertaining or relaxing with family. The property features five bedrooms, two of which come with en-suites for added convenience. In addition to the en-suites, there are two more bathrooms, including a family bathroom, a shower room, as well as a downstairs WC.

Don't miss the opportunity to make this house your home and enjoy the comfort and space it provides. Contact us today to arrange a viewing and take the first step towards owning this property on Newson Road.

Entrance Hall

6'6" into 3'7" x 16'2" (2 into 1.11 x 4.95)

Entrance door, door to study, door to dining room, door to living room, door to kitchen, door to WC, stairs to 1st floor with under stairs storage, radiator

Living Room

11'1" x 17'0" (3.4 x 5.2)

UPVC double doors to garden, radiator, decorative electric fire

Dining Room

11'1" x 8'6" (3.4 x 2.6)

UPVC window to front aspect, radiator





Kitchen/ Diner

approx. 14'1" x 18'0" (approx. 4.3 x 5.5)

UPVC window to rear aspect, UPVC double doors to garden, UPVC double glazed door to driveway, a selection of eye and base level units with solid oak worktop, one and a half basin stainless steel sink with spray nozzle mixer tap above, Integrated fridge freezer, integrated AEG double electric fan oven, integrated Smeg five burner gas hob with extractor fan over, Integrated dishwasher, integrated washing machine, cupboard housing ideal icos boiler Space for family dining table, two times radiators, built in extractor fan

Study

6'10" x 7'2" (2.1 x 2.2)

UPVC window to front, radiator

Downstairs WC

2'8" x 5'2" (0.82 x 1.6)

Low-level WC, wash basin in vanity unit, extractor fan, radiator

Stairs and Landing

Stairs from ground floor, stairs to 2nd floor, door to family bathroom, door to master bedroom, door to bedroom two, door to bedroom five, airing cupboard with hot water tank, storage cupboard

Master Bedroom

11'1" x 13'9" (3.4 x 4.2)

Window to front aspect, radiator, dressing area with window to front aspect and room for wardrobes

Dressing Area

4'7" x 7'2" (1.4 x 2.2)

Window to front, space for wardrobes

Master En-Suite

4'3" into 6'11" x 6'6" (1.3 into 2.13 x 2)

Privacy glazed window to front aspect, low level WC, pedestal wash basin, shower cubicle with mains shower, radiator

Bedroom Two

11'1" x 11'1" (3.4 x 3.4)

Window to rear aspect, radiator

En-Suite

5'4" x 5'6" (1.65 x 1.7)

Privacy glazed window to rear aspect, low level WC, pedestal wash basin, shower cubicle with mains shower, radiator

Bedroom Three

11'1" x 13'9" (3.4 x 4.2)

Window to front aspect, radiator

Bedroom Four

7'2" x 13'9" (2.2 x 4.2)

Window to front aspect, radiator

Shower Room

6'7" x 5'4" (2.02 x 1.63)

Shower cubicle, extractor fan, low level WC, pedestal wash basin, radiator

Bedroom Five

8'10" x 8'2" (2.7 x 2.5)

Window to rear aspect, radiator

Family Bathroom

7'0" x 8'2" (2.14 x 2.5)

Privacy glazed window to side aspect, bath with mains shower and shower screen, low level WC, pedestal wash basin, radiator

Utility Room

8'9" x 6'1" (2.68 x 1.86)

Space for tumble drier, under counter space, rolled edge worktop

Garage

Up and over door, eaves storage, power and light

Rear Garden

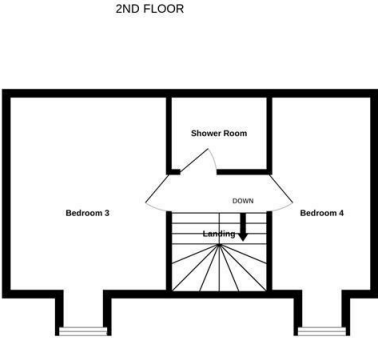
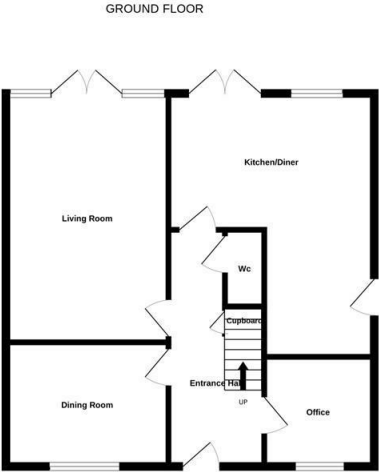
Patio area leading to lawn, pergola with roof, side access, access to utility room

Front of House

Ddriveway parking for 2 cars, access to garage

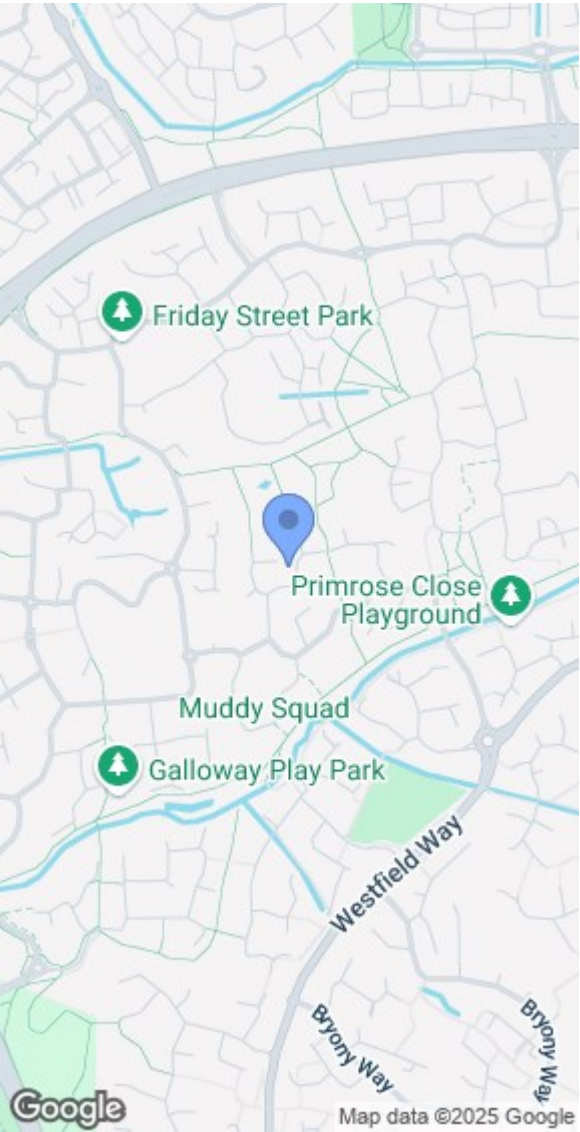






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		