



Connells

Plot 73 Oakfield
36 Oakfield Avenue Swindon



Property Description

Assisted move now available at Oakfield
Need help to Move ? We can help sell your existing home in order for you to buy a Brand New Home at Oakfield
Secure the home you love before selling your old one

Welcome to the Chestnut!

EPC A ENERGY EFFICIENT HOME Oakfield has something for everyone. Whether you're just starting out, need a bit of space for your growing family, want a roof terrace to relax and soak up the sun or you after some lovely outdoor space, you'll find it here!

You'll also be able to live the way you want. That could mean taking advantage of the spacious layout to create an office space and work from home. You'll feel at home and part of the community at Oakfield.

Every home in Oakfield is designed from scratch by award-winning architects and designers. This means they're not mass-produced house types that get built everywhere, they're bespoke, unique and contemporary.

You will be part of a new neighbourhood of 239 homes which are designed for people of all ages to live side by side. Oakfield is the perfect location which is great for shops and schools as well as great transport links to the centre of Swindon and beyond. Greenbridge retail part is within walking distance which has gyms and restaurants.

Not only is Oakfield a fantastic based community there is also plenty of space around the estate to get back with nature and spend time with friends.

Inner Features Entrance Hall

High quality NorDan front door to the front aspect providing immediate access to the stairs rising to the first floor accommodation with access to the kitchen and dining room area. Entrance door to the garage.

Ground Floor Accommodation Kitchen/dining Area

16' 11" x 10' (5.16m x 3.05m)

High quality Scandinavian Velfac double glazed composite to the rear aspect. Double glazed door to access the enclosed rear garden. 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, Dishwasher, Cooker-hood located above the hob. Tiling to all water sensitive areas.

Cloakroom

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

Garage

17' 6" x 9' 7" (5.33m x 2.92m)

Cabling in the garage for electric vehicle charger installation

First Floor Accommodation First Floor Landing

Stairs rising to the second floor accommodation. Access to Bedroom two, family bathroom and living room.

Bedroom Two

16' 11" x 9' 3" (5.16m x 2.82m)

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

Living Room

16' 11" x 11' 10" (5.16m x 3.61m)

Two High quality Scandinavian Velfac double glazed composite windows to the front aspect. Television point.

Bathroom

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

Second Floor Accommodation Second Floor Landing

Access to Bedroom one and Three and roof terrace.

Bedroom One

16' 11" x 9' 2" (5.16m x 2.79m)

High quality Scandinavian Velfac double glazed composite window to the front aspect. Access to its own en-suite

En-Suite

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

Bedroom Three

12' 1" x 7' 3" (3.68m x 2.21m)

High quality Scandinavian Velfac double glazed composite window to the side aspect.

Roof Terrace

Brick walled balcony with beautiful views of the surrounding area

External Features Outside

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

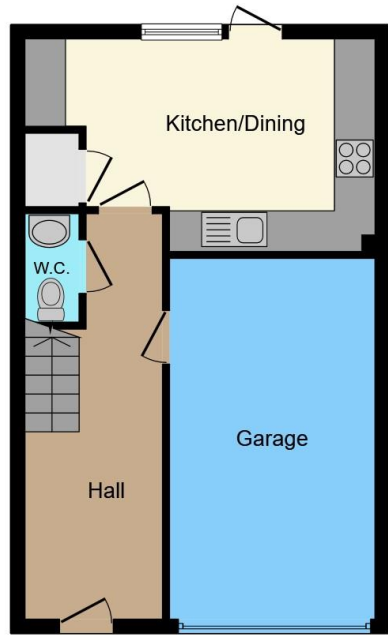
Parking

There is allocated parking with the property with garage

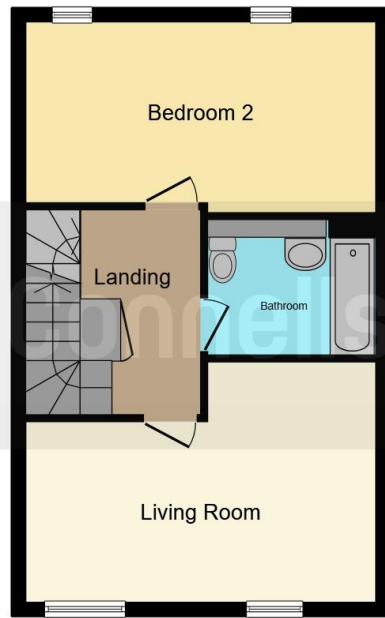
Agent Note

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.

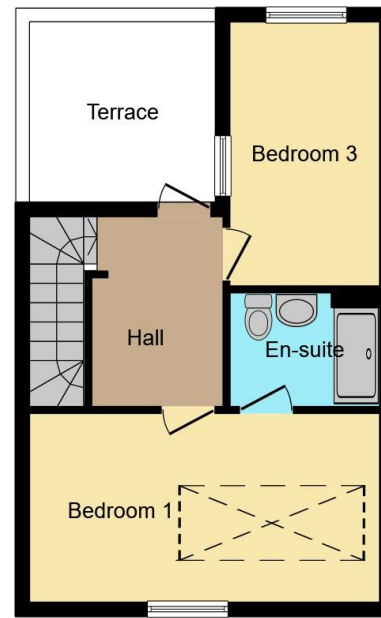




Ground Floor



First Floor



Second Floor

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

T 01793 708050
E swindonnorth@connells.co.uk

Unit B11 North Swindon District Centre Thamesdown Drive
 SWINDON SN25 4AN

EPC Rating: A

view this property online connells.co.uk/Property/SDN312066



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SDN312066 - 0014