



Connells

Dolina Road  
Swindon



## Property Description

Sit in the popular and well-established Haydon End, this Cotswold stone effect three bedroom semi-detached home is both generous in size and well positioned. With a great sized kitchen diner, complete with modern fitted appliances and utility, room and a large sitting room. The three bedrooms are all doubles, with bedroom one having the en-suite. Externally the private rear garden leads to the gated driveway and garage. Close to the Orbital shopping park, local amenities and a selection of primary schools, this home is perfect for the growing family.

## Ground Floor Accommodation

### Entrance Hall

Double glazed door to the front aspect. Stairs rising to the first floor accommodation. Radiator.

### Lounge

10' 4" x 17' 10" ( 3.15m x 5.44m )

Double glazed window to the front and side aspect. Television point. Telephone point. Two radiators.

### Kitchen

9' 4" x 17' 10" ( 2.84m x 5.44m )

Double glazed window to the front and side aspect. Double glazed French doors to the rear garden. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with mixer tap and drainer. Tiled floor. Tiled splashback. Integrated cooker hood, four ring gas hob and two ovens. Radiator.

### Utility Room

6' 5" x 5' 8" ( 1.96m x 1.73m )

Base and wall mounted units. Worktops. Space and plumbing for washing machine.

## First Floor Accommodation

### First Floor Landing

Loft access. Access to all bedrooms and family bathroom. Radiator.

### Bedroom One

11' 5" x 10' 6" ( 3.48m x 3.20m )

Double glazed window to the side aspect. Built in wardrobes. Access to the master bedroom en-suite. Radiator.

### En-Suite

Obscure double glazed window to the front aspect. Three piece suite comprising of pedestal wash hand basin, Low Level WC and shower. Radiator.

### Bedroom Two

9' 8" x 9' 9" ( 2.95m x 2.97m )

Double glazed window to the front and side aspect. Radiator.

### Bedroom Three

9' 7" x 7' 10" ( 2.92m x 2.39m )

Double glazed window to the side aspect. Radiator.

## Bathroom

Obscure double glazed window to the front aspect. Three piece suite comprising of panelled bath with mixer tap, wash hand basin with vanity and Low Level WC. Heated towel rail.

## External Features

### Garden

Fenced and walled boundaries. Gate to the side. Patio. Laid to lawn.

### Parking

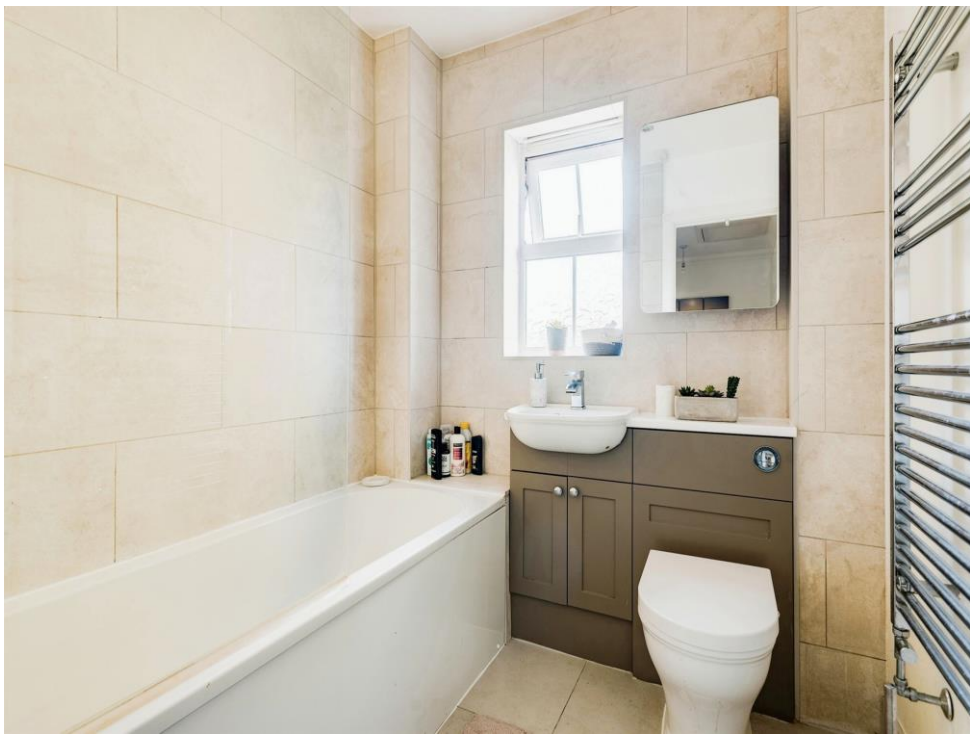
Garage. Driveway parking.

### Garage

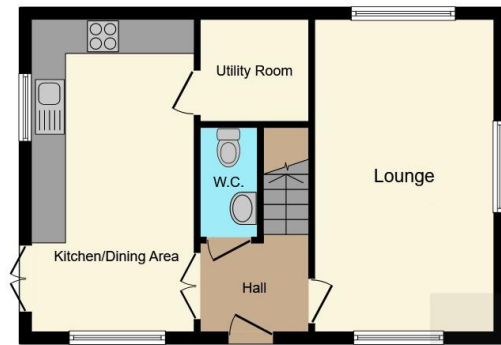
8' 11" x 16' 8" ( 2.72m x 5.08m )

Up and over door. Power and light

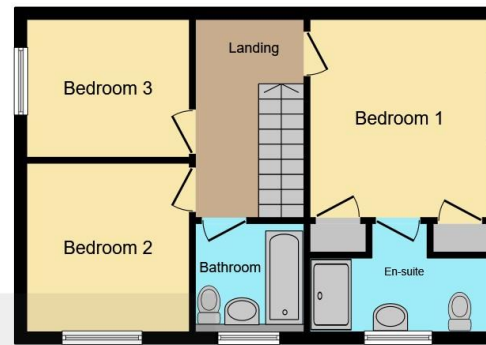




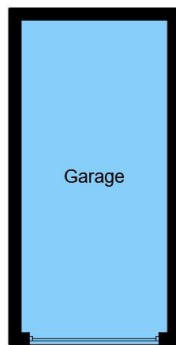




**Ground Floor**



**First Floor**



**Garage**



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](mailto:swindonnorth@connells.co.uk)**

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

**EPC Rating: C**

**view this property online [connells.co.uk/Property/SDN311633](http://connells.co.uk/Property/SDN311633)**

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SDN311633 - 0007