



Connells

Woolner Road
Tadpole Garden Village Swindon



Property Description

This three bedroom semi-detached house situated in the sought after area of Tadpole Garden Village, North Swindon would make an excellent purchase as your new family home. Tadpole itself offers local amenities such as a local Sainsbury's and other shops, a recently built new pub, a primary and secondary school; and green areas with play parks for children, along with a lake for walking and exercising.

The property has a modern interior throughout. To the ground floor comprises of Entrance Hall, Cloakroom, lounge/ diner and kitchen area. To the first floor you will find three goodsized bedrooms with En-Suite to Master, and a Family Bathroom. Externally the property further benefits from Garage and driveway parking to the side, and an enclosed Rear Garden which offers plenty of space for garden furniture to dine outside in the summer.

Ground Floor Accommodation

Entrance Hall

Double glazed door to the front of the property. Door to the lounge and cloakroom. Radiator.

Cloakroom

Obscure double glazed window to the front aspect. Two piece suite comprising of Low Level WC and wash hand basin. Tiled splash back. Radiator.

Lounge/Diner

16' 11" x 13' 6" (5.16m x 4.11m)

Double glazed French doors to the rear garden. Double glazed window to the side aspect. Television point. Telephone point. Stairs rising to the first floor accommodation. Two radiators.

Kitchen Area

9' 3" x 8' 8" (2.82m x 2.64m)

Double glazed window to the front aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. One and a half sink with drainer and mixer tap. Opening to the open plan lounge diner. Integrated fridge freezer, two ovens, washing machine, dishwasher, four ring gas hob and cooker hood.

First Floor Accommodation

First Floor Landing

Access to all bedrooms and family bathroom. Loft access. Airing cupboard. Storage cupboard. Radiator.

Bedroom One

11' 8" x 8' 5" (3.56m x 2.57m)

Double glazed window to the front aspect. Access to ensuite. Built in wardrobe. Radiator.

Ensuite

Obscure double glazed window to the front aspect. Three piece suite comprising of shower, wash hand basin and Low Level WC. Heated towel rail. Partially tiled to water sensitive areas.

Bedroom Two

12' 5" x 8' 9" excl door (3.78m x 2.67m excl door)

Double glazed window to the rear aspect.
Radiator.

Bedroom Three

10' 6" MAX narrowing to 7' 8" x 7' 8" (3.20m MAX narrowing to 2.34m x 2.34m)

Double glazed window to the rear aspect.
Radiator.

Bathroom

Obscure double glazed window to the side aspect. Three piece suite comprising of Low Level WC, wash hand basin with panelled bath with mixer tap and shower over. Heated towel rail. Partially tiled to water sensitive areas.

External Features

Garden

Fenced boundaries. Pathway to the rear of the property. Mainly laid to lawn. Bushes.

Parking

Driveway parking

Garage

19' 8" x 9' 8" (5.99m x 2.95m)

Up and over door. Door to the side to leading to the rear garden.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

Tenure: Freehold

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