

for sale

offers over **£475,000**



Cheney Manor Road Swindon SN2 2NT

Sensationally, substantially sized **FOUR BEDROOM** beautifully presented **DETACHED** super house within the ever popular location within **NORTH SWINDON**. **TWO RECEPTION ROOMS**. Outbuildings including **WORK SHOP AND GYM**. **DRIVEWAY PARKING**



Cheney Manor Road Swindon SN2 2NT

Ground Floor Accommodation Entrance Hall

Double glazed door to the front aspect. Stairs rising to the first floor accommodation. Under stair storage cupboard.

Cloakroom

Obscure double glazed window to the side aspect. Two piece suite comprising of Low Level WC and wash hand basin with vanity. Tiled splash back to water sensitive areas.

Study

13' 1" x 7' 6" (3.99m x 2.29m)

Double glazed window to the front aspect. Radiator.

Lounge

18' 8" x 10' 11" (5.69m x 3.33m)

Double glazed window to the rear aspect. Opening to the kitchen. Television point. Telephone point. Under floor heating.

Kitchen

16' 10" x 16' 3" (5.13m x 4.95m)

Double glazed window to the rear and side aspect. Double glazed bi-folding doors to leading to the rear garden. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Island. Space for range cooker. Integrated dishwasher, washing machine, fridge freezer and cooker hood. Under floor heating.



Bedroom One

13' 2" x 12' 1" (4.01m x 3.68m)

Double glazed window to the side aspect. Built in wardrobes. Access to ensuite. Underfloor heating.

Ensuite

Obscure double glazed window to the side aspect. Three piece suite comprising of shower, wash hand basin with vanity and Low Level WC. Bday. Partially tiled to water sensitive areas. Extractor fan.

Bedroom Two

13' 2" x 11' 1" (4.01m x 3.38m)

Double glazed window to the front aspect. Built in wardrobes. Underfloor heating.

First Floor Accommodation

First Floor Landing

Double glazed sky light to the side aspect. Access to bedroom three, bedroom four and family bathroom. Three storage cupboards.

Bedroom Three

17' 8" MAX narrowing to 9' 6" x 11' 10" (5.38m MAX narrowing to 2.90m x 3.61m)

Double glazed sky light to the side aspect. Double glazed window to the rear aspect. Radiator.

Bedroom Four

11' 4" x 9' 7" (3.45m x 2.92m)

Double glazed sky light to the side aspect. Radiator.

Bathroom

Double glazed sky light to the side aspect. Three piece suite comprising of Low Level WC, wash hand basin with vanity and panelled bath with shower over. Fully tiled.

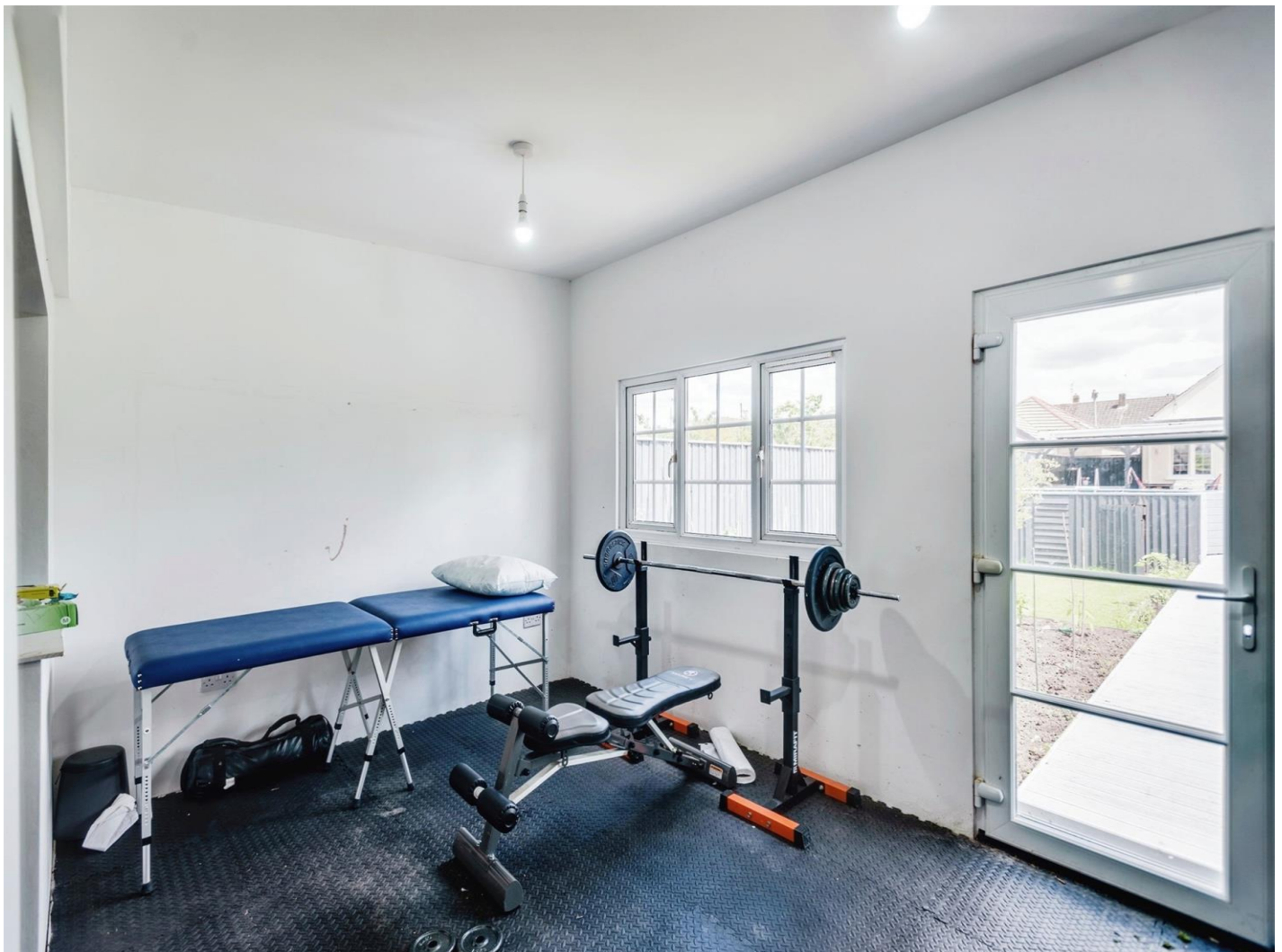
External Features

Garden

Fenced boundaries. Larger than average garden. Mature shrubs and bushes. Decking area with swimming pool. Patio. Outbuilding and pathway to the rear of the property

Parking

Driveway parking





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

To view this property please contact Connells on

T 01793 708050
E swindonnorth@connells.co.uk

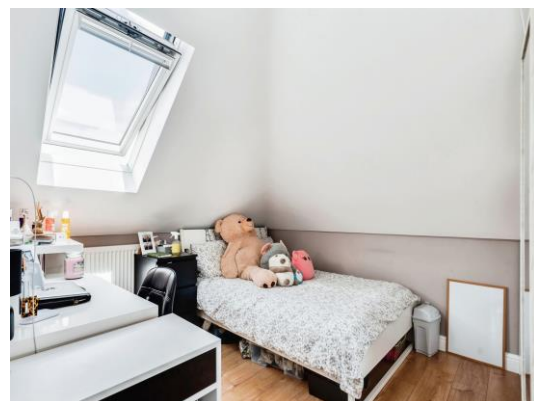
Unit B11 North Swindon District Centre Thamesdown Drive
 SWINDON SN25 4AN

Property Ref: SDN312649 - 0009

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/SDN312649



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