



**Connells**

Lucetta Rise  
Swindon



## Property Description

Perfect opportunity for someone wishing to purchase a high specification new home located in the North of Swindon. This beautiful three bedroom immaculately presented semi-detached house. Upon entering the property you will be welcomed by the wonderful entrance hall with cloakroom, lounge, kitchen diner/ family room and utility room. On the first floor you will find three fantastic sized bedrooms, family bathroom and ensuite in bedroom one. Externally the property has a low maintenance rear garden perfect for BBQ and entertaining friends and family in the wonderful summer months approaching. Driveway parking for multiple vehicles at the front of the property. The property benefits being offered with NO ONWARD CHAIN. Viewing highly recommended!

## Ground Floor Accommodation

### Entrance Hall

Double glazed door to the front aspect. Stairs rising to the first floor accommodation. Under stair storage cupboard. Door leading to lounge and open plan kitchen diner/ family room.

### Cloakroom

Obscure double glazed window to the rear aspect. Two piece suite comprising of Low Level WC and pedestal wash hand basin. Radiator.

## Lounge

14' 6" x 9' 4" ( 4.42m x 2.84m )

Double glazed window to the front aspect. Television point. Telephone point. Radiator.

## Kitchen/ Diner/ Family Room

24' MAX x 14' 4" MAX ( 7.32m MAX x 4.37m MAX )

Length- 24 FT Narrowing to 10 ft 03 inches X  
Width 14 ft 03 inches X 8 ft 01 Inches

Double glazed bold finding doors leading to the rear garden. Fully fitted kitchen with a range of modern base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Integrated fridge freezer, dishwasher, four ring electric hob, cooker hood and boiler.

## Utility Room

5' 9" x 5' 6" ( 1.75m x 1.68m )

Double glazed door leading to the rear garden. Base units with work tops. Door to the cloakroom. Sink with drainer and mixer tap. Integrated washing machine.

## First Floor Accommodation

### First Floor Landing

Access to all bedrooms and family bathroom

### Bedroom One

12' 10" x 9' 6" ( 3.91m x 2.90m )

Double glazed window to the front aspect. Built in wardrobes. Radiator.



## Ensuite

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

## Bedroom Two

14' x 8' 1" ( 4.27m x 2.46m )

Double glazed window to the rear aspect. Radiator.

## Bedroom Three

8' 5" x 7' 6" ( 2.57m x 2.29m )

Double glazed window to the rear aspect. Radiator.

## Bathroom

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

## External Features

### Garden

Fenced boundaries. Mainly laid to lawn. Patio leading from the french doors.

### Parking

Driveway parking at the front of the property for multiple vehicles

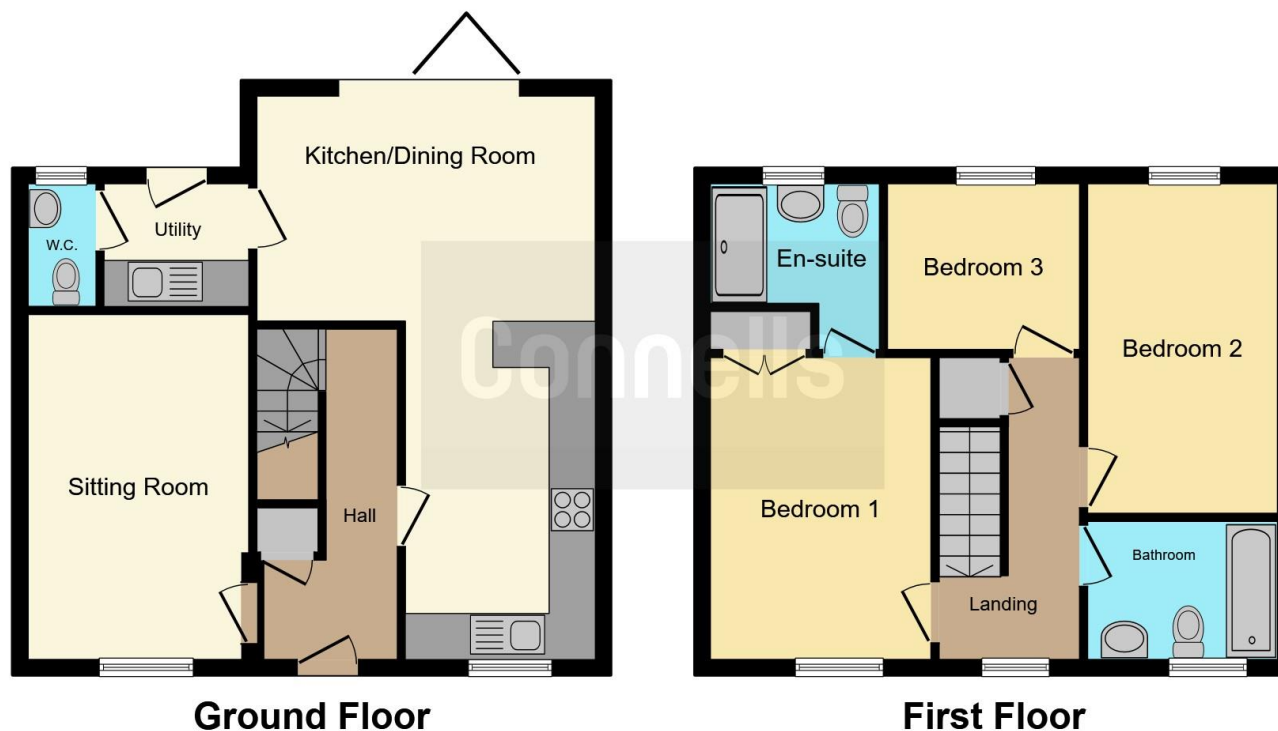












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

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**EPC Rating: Exempt**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/SDN312761](http://connells.co.uk/Property/SDN312761)



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