



**Connells**

Woodcutters Mews  
Swindon





## Property Description

Beautifully presented three bedroom family home located in a sought after location in North Swindon area. The accommodation on the ground floor comprises entrance hall giving access to a cloakroom, the lounge, a separate dining room and the fitted kitchen. To the first floor are three bedrooms (the master having the benefit of an en suite shower room) and a family bathroom. Outside to the rear of the property is a fully enclosed low maintenance rear garden with gated rear access leading to the single garage and driveway parking.

## Ground Floor Accommodation

### Entrance Hall

Double glazed door to the front aspect. Stairs rising to the first floor accommodation. Door to the dining room, lounge, kitchen and cloakroom. Radiator.

### Cloakroom

Two piece suite comprising of Low Level WC and wash hand basin. Partially tiled to water sensitive areas. Extractor fan. Partially tiled to water sensitive areas.

### Lounge

16' 10" x 10' 8" ( 5.13m x 3.25m )  
Double glazed window to the front aspect. Double glazed French door to the rear garden. Television point. Telephone point. Radiator.

### Dining Room

9' x 8' 6" ( 2.74m x 2.59m )  
Double glazed window to the front aspect. Radiator.

### Kitchen

13' 1" x 7' 4" ( 3.99m x 2.24m )  
Double glazed window to the rear aspect. Double glazed door to the rear garden. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Under stair storage cupboard. Space and plumbing for washing machine. Space for fridge freezer. Integrated oven, five ring gas hob and cooker hood. Radiator.

## First Floor Accommodation

### First Floor Landing

Double glazed window to the front aspect. Access to all rooms and family bathroom.

### Bedroom One

10' 7" x 9' 3" ( 3.23m x 2.82m )  
Double glazed window to the front aspect. Built in wardrobes. Access to ensuite. Radiator.

### Ensuite

Three piece suite comprising of Low Level WC, wash hand basin with vanity and shower. Partially tiled to water sensitive areas. Extractor fan. Radiator.

## Bedroom Two

10' 9" MAX narrowing to 7' 7" x 7' 1" ( 3.28m MAX narrowing to 2.31m x 2.16m )

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

## Bedroom Three

10' 10" x 8' 10" MAX narrowing to 6' 8" ( 3.30m x 2.69m MAX narrowing to 2.03m )

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

## Bathroom

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

## External Features

### Garden

Fenced boundaries. Laid to shingle and stone. Raised beds and bushes and trees. Decking.

## Parking

Parking to the rear of the property

## Garage

Up and over door



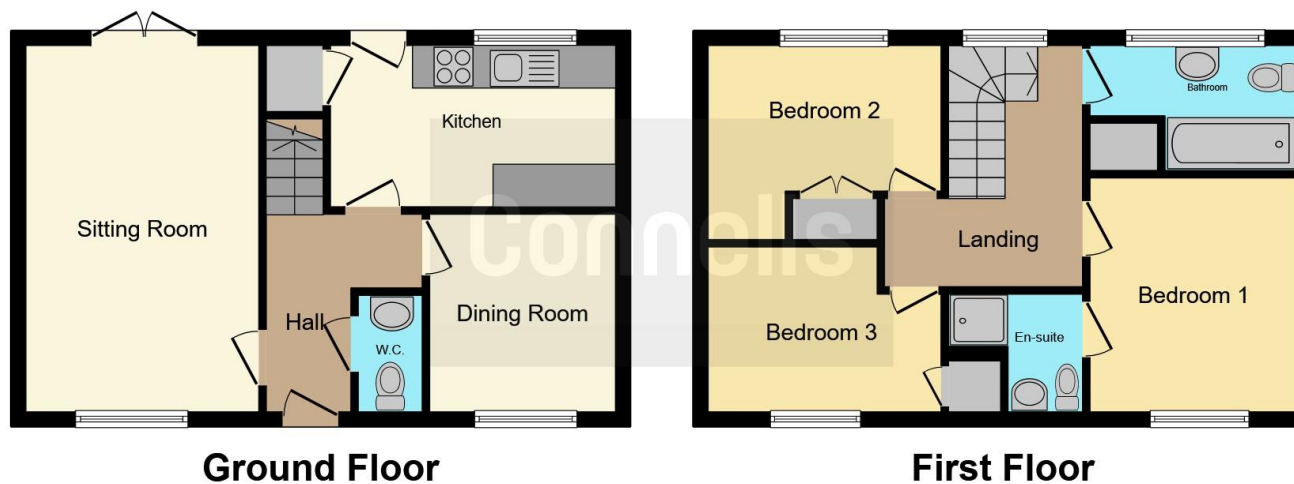












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

**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: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/SDN312858](http://connells.co.uk/Property/SDN312858)**



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: SDN312858 - 0005