



**Connells**

Olive Grove  
Swindon





### Property Description

A spacious four bedroom semi-detached home situated in North Swindon with very well presented accommodation together with a spacious rear garden and allocated parking. The accommodation briefly comprises entrance porch, down stairs cloakroom, lounge, dining room, kitchen and conservatory. On the first floor you will find four good sized bedrooms and family bathroom. Externally the accommodation has enclosed wrap around rear garden and allocated parking at the front for perfect for three cars. The property also benefits from UPVC double glazing and gas radiator central heating.

### Ground Floor Accommodation Entrance Hall

Double glazed front door. Door to the lounge. Radiator.

### Lounge

15' 8" x 10' 1" ( 4.78m x 3.07m )  
Double glazed window to the side aspect. Stairs rising to the first floor accommodation. Under stair storage cupboard. Opening to the dining room.

### Dining Room

19' 5" x 9' 5" ( 5.92m x 2.87m )  
Double glazed window to the front, side and rear aspect. Patio doors to the conservatory.

### Kitchen

9' 2" x 7' 3" ( 2.79m x 2.21m )  
Double glazed window to the front aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Space for oven and fridge freezer. Space and plumbing for washing machine. Anti- slip flooring. Tiled splash back to water sensitive areas. Radiator.

### Conservatory

10' x 9' 11" ( 3.05m x 3.02m )  
Double glazed French doors leading to the rear garden. Double glazed windows to the front and side aspects.

### First Floor Accommodation First Floor Landing

Access to all bedrooms and family bathroom

### Bedroom One

10' x 10' 1" ( 3.05m x 3.07m )  
Double glazed window to the rear aspect. Built in storage. Radiator.

### Bedroom Two

9' 6" x 9' 5" ( 2.90m x 2.87m )  
Double glazed window to the side aspect. Radiator.

### Bedroom Three

8' 5" x 7' ( 2.57m x 2.13m )  
Double glazed window to the side aspect. Radiator. Boiler only 6 months old

### Bedroom Four

9' 8" MAX x 7' 9" ( 2.95m MAX x 2.36m )  
Double glazed window to the side aspect. Radiator.

### Bathroom

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

## External Features

### Garden

Wrap around garden with fenced boundaries. Mainly laid to lawn. Pathway leading to the rest of the garden.

### Parking

Allocated parking to the front of the property for three cars.







**Ground Floor**



**First Floor**

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**EPC Rating: C**

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Tenure: Freehold



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