



Connells

Conisborough
Toothill SWINDON



Property Description

Located in the well established, residential area of Toothill is this beautifully presented three bedroom semi-detached family home which has been carefully improved by the current owners. Close by to facilities including entertainment facilities at Shaw Ridge Leisure Park, Link Centre, and close to all local amenities, shops, and schools.

On the ground floor you will find entrance porch, lounge, recently fitted stunning kitchen with integral appliances and two spacious conservatories. On the first floor you will find three good sized bedrooms and family bathroom. Externally the property has UPVC double glazed windows, gas central heating, enclosed private rear garden and driveway parking to the front of the property.

Ground Floor Accommodation

Entrance Porch

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

Lounge

14' 8" x 14' 7" (4.47m x 4.45m)

Door to the porch. Access to the kitchen. Stairs rising to the first floor accommodation. Television point. Telephone point. Radiator.

Kitchen

14' 7" x 9' 7" (4.45m x 2.92m)

Double glazed door to the rear aspect. Access to conservatory one. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Space and plumbing for washing machine. Integrated cooker. Tiled splash back to water sensitive areas.

Conservatory One

13' 7" x 7' 6" (4.14m x 2.29m)

Double glazed window to the rear and side aspect. Double glazed door to the rear garden. Radiator.

Conservatory Two

15' x 6' 1" (4.57m x 1.85m)

Double glazed window to the rear, front and side aspect. Double glazed door to the rear garden. Radiator.

First Floor Accommodation

First Floor Landing

Access to all bedrooms and family bathroom.

Bedroom One

12' 9" x 8' 8" (3.89m x 2.64m)

Double glazed window to the front aspect. Radiator.

Bedroom Two

11' 7" x 8' 7" MAX narrowing to 6' 8" (3.53m x 2.62m MAX narrowing to 2.03m)

Double glazed window to the rear aspect. Radiator.

Bedroom Three

9' x 6' 6" (2.74m x 1.98m)

Double glazed window to the front aspect. Radiator.

Bathroom

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

External Features

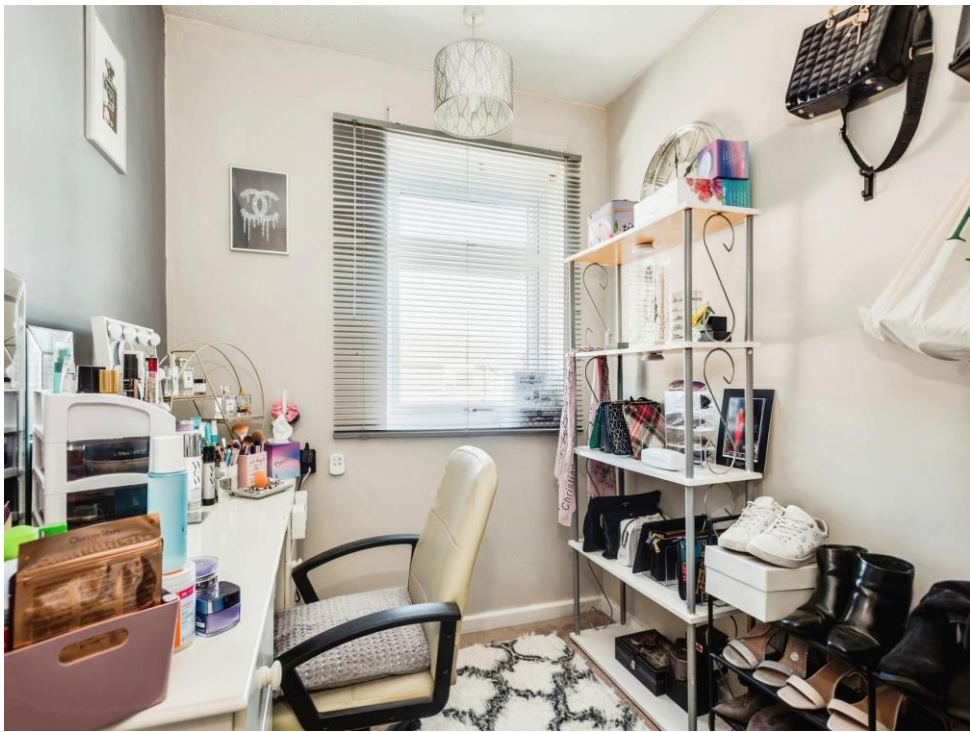
Garden

Fenced and walled boundaries. Mainly laid to patio and laid to lawn. Access to the conservatory. Stone and Shingle.

Parking

Driveway parking to the front of the property









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: C

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Tenure: Freehold



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