



**Connells**

Alderley Road  
Swindon



## Property Description

A breathtaking three bedroom town house arranged over three floors in the desirable residential area of Redhouse, Swindon North. The current owners has renovated the property to a high standard which is the perfect turn key property.

On the ground floor you will find welcoming entrance hall, cloakroom, study, and eye catching open plan modern kitchen/ diner with integral appliances and island. The lounge with a Juliette balcony providing you the perfect view of the enclosed rear garden, Bedroom two can be found on the first floor accommodation. On the second floor accommodation there are two bedrooms with ensuite shower room to bedroom one and family bathroom. The outside of the property has a low maintenance well presented rear garden, garage and driveway parking to the side of the property. The property also benefits from fully owned solar panels.

## Ground Floor Accommodation

### Entrance Hall

Double glazed door to the front aspect. Stairs rising to the first floor accommodation. Doors to the cloakroom, study and kitchen/ diner. Radiator.

### Cloakroom

Two piece suite comprising of Low Level WC and wash hand basin with vanity. Extractor fan. Tiled splash back to water sensitive areas. Extractor fan. Radiator.

### Study

8' 5" x 8' 2" ( 2.57m x 2.49m )

Double glazed window to the front aspect. Radiator.

### Kitchen/Diner

23' 2" x 10' 11" ( 7.06m x 3.33m )

Double glazed Bi-folding doors to the rear aspect leading to the rear garden. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Large island with sink and base units. Integrated five ring gas hob, two ovens, water dispenser, dishwasher, washing machine and coffee machine. Radiator.

## First Floor Accommodation

### First Floor Landing

Access to the lounge and bedroom two. Airing cupboard. Radiator.

### Lounge

13' 3" x 12' 5" ( 4.04m x 3.78m )

Two double glazed French doors to the rear aspect with Juliette balcony overlooking the garden. Television point. Radiator.

### Bedroom Two

10' 3" x 8' 9" ( 3.12m x 2.67m )

Two double glazed window to the front aspect. Radiator.

## Second Floor Accommodation

### Second Floor Landing

Access to bedroom three, bedroom one and family bathroom.

### Bedroom One

12' 5" MAX narrowing to 10' 3" x 10' 11" ( 3.78m MAX narrowing to 3.12m x 3.33m )

Two double glazed window to the rear aspect. Access to ensuite shower room. Built-in wardrobe. Radiator.

### Ensuite Shower Room

Three piece suite comprising of shower, Low Level WC and pedestal wash hand basin. Partially tiled to water sensitive areas. Heated towel rail.

### Bedroom Three

12' 3" x 8' 11" ( 3.73m x 2.72m )

Two double glazed window to the front aspect. Radiator.

### Bathroom

Three piece suite comprising of Low Level WC, pedestal wash hand basin and panelled bath with mixer tap. Extractor fan.

### External Features

#### Garden

Enclosed private low maintenance rear garden. Fenced and walled boundaries. Fenced and walled boundaries. Laid to patio and astro turf.

### Parking

Driveway parking to the side of the property.

### Garage

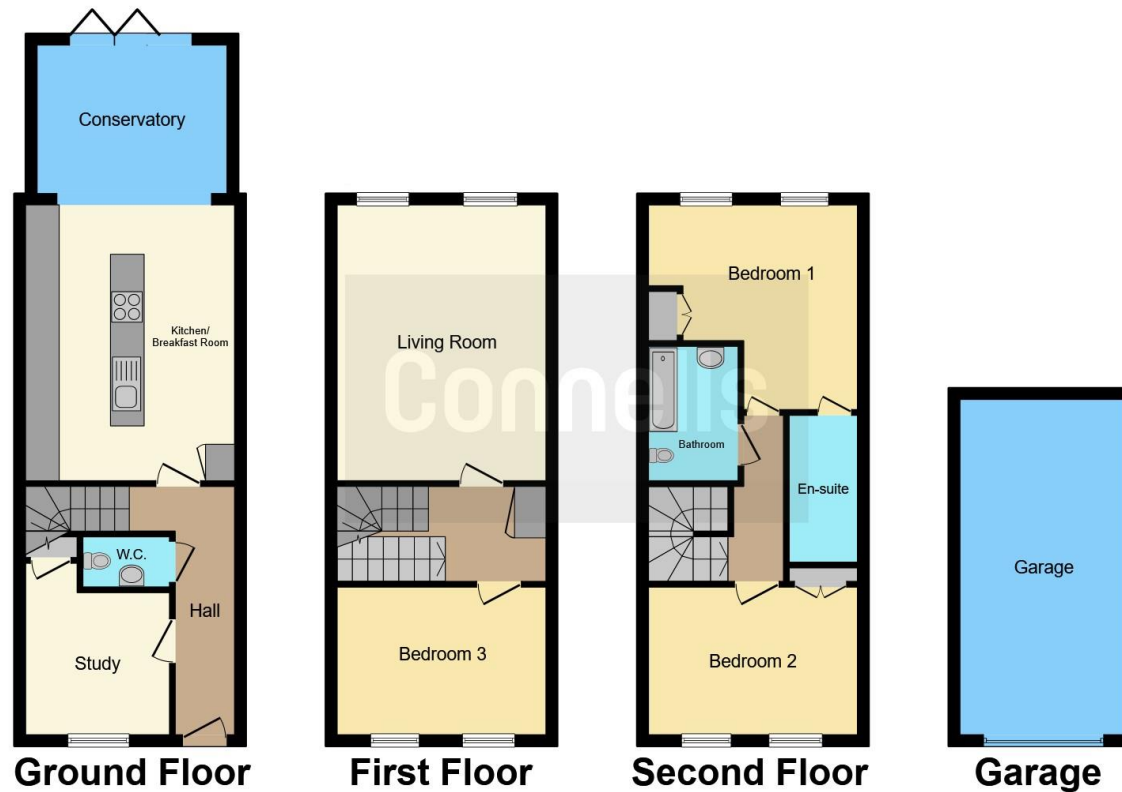
19' 8" x 9' 8" ( 5.99m x 2.95m )

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: C**

**view this property online [connells.co.uk/Property/SDN312923](http://connells.co.uk/Property/SDN312923)**

Tenure: Freehold



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: SDN312923 - 0004