



**Connells**

Colbert Park  
Swindon





## Property Description

This impressive five-bedroom detached home has been thoughtfully renovated to a high standard, offering modern living in a desirable location in Abbey Meads North Swindon. This property features of a partial garage conversion, being used as a snug and three further reception rooms, adding valuable space, perfect for entertaining and family gatherings. On the ground floor you will find entrance hall, cloakroom, study fantastic for someone who works from home, lounge, family room, snug, kitchen with integral appliances and utility room. On the first floor you will find five good-sized bedrooms and family bathroom with two bedrooms which come with ensuite bathroom and one boasting a luxurious dressing area for the added convenience. The enclosed rear garden provides a private outdoor retreat, while the driveway offers ample parking. The home seamlessly blends comfort and style, making it ideal for family life.

## Ground Floor Accommodation

### Entrance Hall

Double glazed door to the front aspect. Door to the cloakroom, lounge and family room. Stairs rising to the first floor accommodation. Under stair storage cupboard. Radiator.

### Cloakroom

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

### Study

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

Double glazed window to the side aspect. Door leading to the garage.

### Lounge

19' MAX narrowing to 16' 6" x 12' 1" ( 5.79m MAX narrowing to 5.03m x 3.68m )

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

### Family Room

18' 4" x 13' narrowing to 8' 4" ( 5.59m x 3.96m narrowing to 2.54m )

Double glazed window to the side aspect. Doors to the utility room, snug and kitchen. Radiator.

### Snug

11' 8" x 10' ( 3.56m x 3.05m )

Television point. Radiator.

### Kitchen/Diner

29' x 10' 2" ( 8.84m x 3.10m )

Double glazed window to the rear and side aspect. Double glazed bi-folding door to the rear garden. Fully fitted wren base and wall mounted units comprising of cupboard and drawers. One and a half sink with drainer and mixer tap. Space for fridge freezer. Integrated two ovens, five ring gas hob, cooker hood, dishwasher. Space and plumbing for washing machine. Two radiators.

### Utility Room

9' 4" x 5' 10" ( 2.84m x 1.78m )

Double glazed door to the side aspect. Door to the study. Base units. Sink with mixer tap. Boiler. Space and plumbing for washing machine. Radiator.

## First Floor Accommodation

### First Floor Landing

Loft access. Airing cupboard. Access to all bedrooms and family bathroom.

### Bedroom One

14' 6" x 8' 6" ( 4.42m x 2.59m )

Double glazed window to the rear aspect. Archway to the dressing area. Television point. Radiator.

### Dressing Area

7' 2" x 4' 4" ( 2.18m x 1.32m )

Four built-in-wardrobes. Loft access. Access to ensuite.

### Ensuite

Obscure double glazed window to the front aspect. Three piece suite comprising of Low Level WC, panelled bath with shower over and wash hand basin with vanity. Fully tiled to all areas. Under floor heating. Radiator.

### Bedroom Two

11' 9" MAX x 11' 9" ( 3.58m MAX x 3.58m )

Double glazed window to the front aspect. Access to ensuite. Radiator.

### Ensuite

Obscure double glazed window to the side aspect. Three piece suite comprising of Low Level WC, shower and wash hand basin with vanity. Extractor fan. Fully tiled to all areas. Under floor heating.

### Bedroom Three

10' 3" MAX narrowing to 6' 11" x 10' 2" ( 3.12m MAX narrowing to 2.11m x 3.10m )

Double glazed window to the front aspect. Radiator.

### Bedroom Four

11' 9" x 6' 9" ( 3.58m x 2.06m )

Double glazed window to the front aspect. Built-in-storage cupboards. Radiator.

### Bedroom Five

10' 1" x 9' 1" ( 3.07m x 2.77m )

Double glazed window to the rear aspect. Radiator.

### Bathroom

Obscure double glazed window to the side aspect. Three piece suite comprising of Low Level WC, shower and wash hand basin. Fully tiled to water sensitive areas. Extractor fan. Under floor heating.

### External Features

#### Garden

Fenced boundaries. Laid to lawn

#### Parking

Driveway parking for multiple vehicles

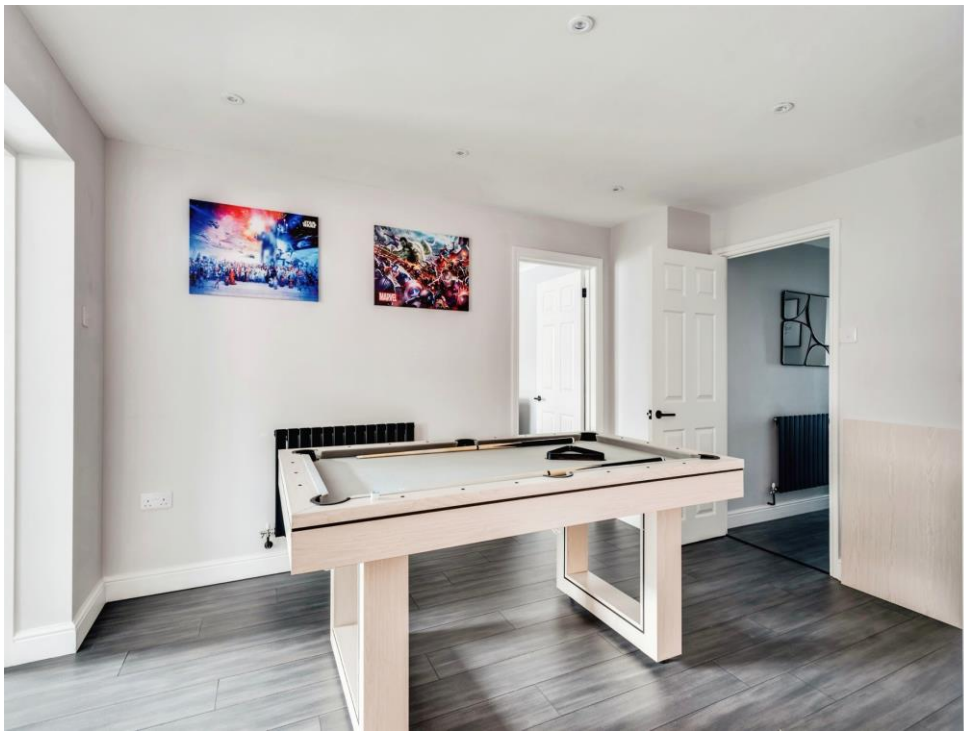
### Garage

8' 7" x 8' 3" ( 2.62m x 2.51m )

Up and over door to the front. Power and light.













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**EPC Rating: C**

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Tenure: Freehold



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