



**Connells**

Church Walk South  
SWINDON



### Property Description

This beautifully presented three bedroom semi-detached home located in Church Walk South, in North Swindon. This charming home features two spacious reception rooms, providing ample space for both relaxation and entertainment. The property includes Entrance porch, entrance hall, rear hall, lounge, dining room, kitchen a convenient downstairs bathroom. On the first floor you will find three good sized bedrooms with an ensuite to bedroom one ensuring comfort and privacy.

Outside you will find a large enclosed rear garden, perfect for outdoor activities and family gatherings in the warmer months. Additional highlights include a garage and driveway parking, offering plenty of space for vehicles. This well-maintained home is ideal for families looking for a blend of character, comfort and practicality in this desirable location.

### Ground Floor Accommodation Entrance Porch

Double glazed door to the front aspect. Door leading to the entrance hall.

### Entrance Hall

Door leading to the lounge and dining room. Stairs rising to the first floor accommodation

### Lounge

12' 10" MAX narrowing to 10' 9" x 10' 8" ( 3.91m MAX narrowing to 3.28m x 3.25m )  
Double glazed bay window to the front aspect.  
Television point. Telephone point. Radiator.

### Dining Room

12' 1" x 10' 10" ( 3.68m x 3.30m )  
Double glazed French doors to the rear garden. Wood Burner. Door to the kitchen. Radiator.

### Kitchen

10' 3" x 8' 1" ( 3.12m x 2.46m )  
Double glazed window to the side aspect. Door to the inner hall. Under stair storage cupboard. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. One and a half sink with drainer and mixer tap. Integrated fridge freezer, cooker hood, four ring electric hob and two ovens.

### Rear Hall

Double glazed window to the rear garden. Door leading to the bathroom.

### Bathroom

Obscure double glazed window to the rear and side aspect. Four piece suite comprising of Low Level WC, panelled bath with mixer tap, pedestal wash hand basin and separate shower. Fully tiled to all areas. Radiator.

### First Floor Accommodation First Floor Landing

Loft access. Airing cupboard. Access to all three bedrooms.

### Bedroom One

14' 1" x 10' 9" ( 4.29m x 3.28m )  
Double glazed window to the front aspect. Radiator.

### Ensuite

Three piece suite comprising of Low Level WC, wash hand basin with vanity and shower. Extractor fan. Boiler.

### **Bedroom Two**

10' 3" MAX narrowing to 9' 3" x 8' 2" ( 3.12m MAX narrowing to 2.82m x 2.49m )  
Double glazed window to the rear aspect.  
Radiator.

### **Bedroom Three**

8' 6" x 7' 11" ( 2.59m x 2.41m )  
Double glazed window to the rear aspect.  
Radiator.

### **External Features**

#### **Garden**

Walled and fenced boundaries. Mainly laid to lawn and patio. Access to the garage

#### **Parking**

Driveway parking to the rear of the property.

#### **Garage**

Double glazed door to the rear garden 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)

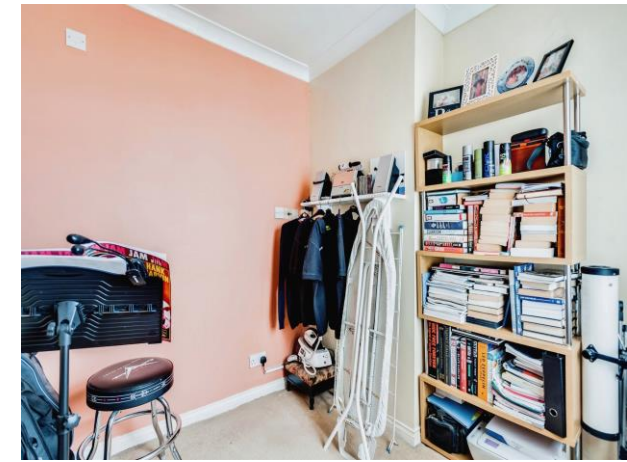
To view this property please contact Connells on

**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: D**

**view this property online [connells.co.uk/Property/SDN313003](http://connells.co.uk/Property/SDN313003)**



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: SDN313003 - 0003