



Connells

Colbert Park  
Swindon



## Property Description

This beautifully presented four-bedroom detached house is situated in the highly desirable Abbeymeads North area of Swindon, known for its family-friendly atmosphere and excellent local amenities. Offering ample living space both inside and out, this home is perfect for growing families or those seeking a versatile, comfortable lifestyle. Entering through the spacious hallway, you'll find a cloakroom and a study, ideal for working from home or personal use, two reception rooms including a modern lounge and dining room. The modern kitchen is fitted with a range of high-quality units and work surfaces, providing plenty of storage and preparation space. Integrated appliances, such as a double oven and hob, make cooking a pleasure. Adjacent to the kitchen is the utility room, which offers additional cupboard space and plumbing for laundry appliances, making this area practical and functional. The utility room also has direct access to the garden. Upstairs, the landing opens to four well-proportioned bedrooms, all decorated in neutral tones and offering ample storage space. Bedroom one with ensuite and a further family bathroom. Externally the property has large enclosed rear garden, driveway parking to the front and double garage which has been partially converted.

## Ground Floor Accommodation Entrance Hall

Double glazed door to the front aspect. 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 pedestal wash hand basin and Low Level WC. Tiled splash back. Radiator.

## Study

9' 5" x 8' 7" ( 2.87m x 2.62m )

Door to the garage. Boiler.

## Lounge

15' 6" x 11' 5" ( 4.72m x 3.48m )

Double glazed sliding doors to the conservatory. Television point. Telephone point. Radiator.

## Dining Room

11' 5" x 10' 8" ( 3.48m x 3.25m )

Double glazed window to the front aspect. Two radiators.

## Kitchen

16' 8" x 11' 5" ( 5.08m x 3.48m )

Two double glazed window to the rear aspect. 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. Door to the utility room. Integrated dishwasher and cooker hood. Space for cooker and fridge freezer. Radiator.

## Utility Room

8' 4" x 5' 1" ( 2.54m x 1.55m )

Double glazed window to the rear aspect. Double glazed door to the side aspect. Wall and base units. Sink with drainer and mixer tap. Space and plumbing for washing machine. Radiator.

## Conservatory

11' 1" x 11' 7" ( 3.38m x 3.53m )

Double glazed windows to all surrounding areas. Double glazed French doors to the rear garden.

## First Floor Accommodation

### First Floor Landing

Double glazed window to the rear aspect. Loft access. Access to all bedrooms and family bathroom. Radiator.

### Bedroom One

12' 11" x 11' 4" ( 3.94m x 3.45m )

Double glazed window to the front aspect. Television point. Two built-in-wardrobes. Radiator.

### Ensuite

Obscure double glazed window to the front aspect. Three piece suite comprising of Low Level WC, pedestal wash hand basin and shower. Airing cupboard. Radiator.

### Bedroom Two

12' x 11' 5" ( 3.66m x 3.48m )

Double glazed window to the rear aspect. Radiator.

### Bedroom Three

9' 4" x 9' ( 2.84m x 2.74m )

Double glazed window to the rear aspect. Radiator.

## Bedroom Four

10' 2" x 7' Excl Door ( 3.10m x 2.13m Excl Door )

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, panelled bath with mixer tap and panelled bath with mixer tap. Radiator.

## External Features

### Garden

Fenced boundaries. Blocked paved patio to the rear of the house. Mature shrubs and bushes. Steps leading to the lawn area.

### Parking

Driveway parking to the front of the property for multiple vehicles.

## Garage

18' 2" MAX x 17' 11" MAX ( 5.54m MAX x 5.46m MAX )

18 Ft 2 Inches Narrowing to 8 ft 10 Inches X 17 ft 11 Inches Narrowing to 7 ft 9 Inches

Two up and over doors to the front of the property. Door to the converted study.









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)

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**EPC Rating: D**

Tenure: Freehold

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