



Connells

Collett Avenue
Swindon



Property Description

This stunning three-bedroom semi-detached home offers a fantastic blend of modern living and spacious design. The ground floor features an inviting entrance hall with a cloakroom, leading to a bright and airy lounge with a cozy snug area. The large kitchen diner/family room is perfect for entertaining, with bifolding doors that open onto the generous rear garden. The convenient utility room adds extra storage and functionality. Upstairs, the landing includes a study area, ideal for working from home. There are three well-proportioned bedrooms, all offering plenty of natural light and space. The brand new family bathroom is finished to a high standard, providing a stylish and relaxing retreat. Externally, the home boasts an enclosed rear garden, perfect for outdoor activities or relaxation, and driveway parking to the front for added convenience. A perfect blend of style, space, and functionality-this home is ready to move into and offers everything a growing family could need.

Ground Floor Accommodation

Entrance Hall

Double glazed door to the front aspect. Doors to study. Stairs rising to the first floor accommodation. Radiator.

Cloakroom

Obscure double glazed window to the side aspect. Two piece suite comprising of

pedestal wash hand basin and Low Level WC. Radiator.

Lounge Area

14' 3" x 14' 1" MAX narrowing to 12' 10" (4.34m x 4.29m MAX narrowing to 3.91m)

Opening to the kitchen diner. Fire place.

Snug Area

12' x 10' 11" MAX narrowing to 9' 8" (3.66m x 3.33m MAX narrowing to 2.95m)

Double glazed window to the front aspect. Leading to the lounge area. Radiator.

Kitchen

20' 6" x 11' 10" (6.25m x 3.61m)

Double glazed window to the rear aspect. Double glazed Bi-folding doors to the rear garden. Double glazed atrium. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Breakfast bar. Space and plumbing for fridge freezer.

Utility Room

7' 6" x 5' 7" (2.29m x 1.70m)

Double glazed window to the side aspect. Door to cloakroom. Base units with sink with drainer and mixer tap. Space and plumbing for washing machine.

First Floor Accommodation

First Floor Landing

Double glazed window to the front aspect. Study area. Loft access. Access to all rooms and bathroom.

Bedroom One

14' 8" x 8' 10" (4.47m x 2.69m)

Double glazed window to the rear aspect. Radiator.

Bedroom Two

12' 9" x 6' 3" Excl Door (3.89m x 1.91m Excl Door)

Double glazed window to the rear aspect. Radiator.

Bedroom Three

9' 7" x 6' 6" (2.92m x 1.98m)

Double glazed window to the front aspect. Radiator.

Bathroom

Obscure double glazed window to the side aspect. Four piece suite comprising of Low Level WC, panelled bath with mixer tap, wash hand basin and shower. Partially tiled to water sensitive areas. Heated towel rail.

External Features

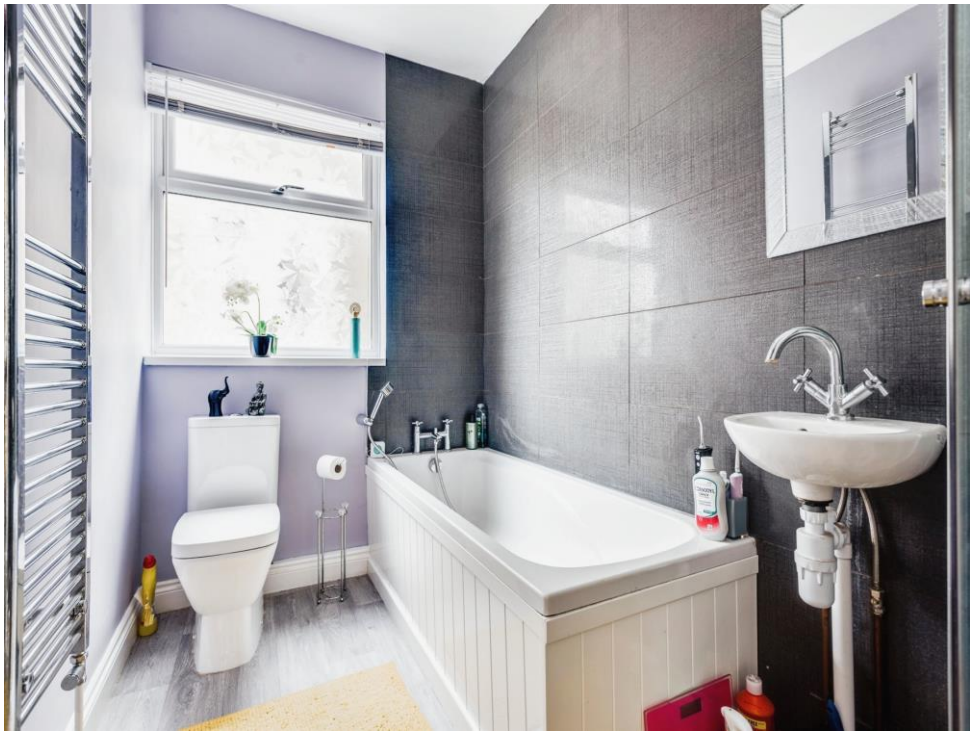
Garden

Fenced boundaries. Laid to lawn. Stone pathways. Pond.

Parking

Driveway parking









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

To view this property please contact Connells on

T 01793 708050
E swindonnorth@connells.co.uk

Unit B11 North Swindon District Centre Thamesdown Drive
 SWINDON SN25 4AN

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/SDN313341



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SDN313341 - 0005