

for sale

offers in excess of **£475,000**



Irvine Close Tadpole Garden Village Swindon SN25 2UP

This modern, DETACHED FOUR BEDROOM FAMILY HOME is situated in the desirable TADPOLE GARDEN VILLAGE in Swindon. LARGE ENCLOSED REAR low maintenance rear garden. GARAGE AND DRIVEWAY PARKING



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Ground Floor Accommodation

Entrance Hall

Double glazed door to the front aspect. Double window to the side aspect. Stairs rising to the first floor accommodation. Door to the lounge, cloakroom and kitchen. Radiator.

Study Area

8' 10" x 4' 11" (2.69m x 1.50m)

Opening to the lounge with diner. Radiator.

Lounge

18' x 15' 9" MAX narrowing to 13' 1" (5.49m x 4.80m MAX narrowing to 3.99m)

Double glazed window to the front aspect. Double glazed bay window to the side aspect. Opening to the study area. Television point. Telephone point. Radiator.

Kitchen

18' 8" x 12' 9" (5.69m x 3.89m)

Double glazed door to the rear garden. Large double glazed window to the side aspect. Double glazed window to the front 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. Integrated two ovens, five ring gas hob and cooker hood. Under stair storage cupboard. Radiator.

First Floor Accommodation

First Floor Landing

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



Bedroom One

13' 1" x 10' 9" (3.99m x 3.28m)

Double glazed window to the side aspect. Built-in-wardrobes. Access to ensuite. Radiator.

Ensuite

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

Bedroom Two

13' x 10' 9" MAX narrowing to 9' 4" (3.96m x 3.28m MAX narrowing to 2.84m)

Double glazed window to the side aspect. Radiator.

Bedroom Three

11' 11" MAX narrowing to 9' 4" x 8' 3" (3.63m MAX narrowing to 2.84m x 2.51m)

Double glazed window to the front aspect. Radiator.

Bedroom Four

10' 1" MAX narrowing to 9' 5" x 6' 10" (3.07m MAX narrowing to 2.87m x 2.08m)

Double glazed window to the front aspect. Radiator.

Bathroom

Three piece suite comprising of Low Level WC, pedestal wash hand basin with mixer tap and shower. Extractor fan. Heated towel rail. Full tiled to water sensitive areas.

External Features

Garden

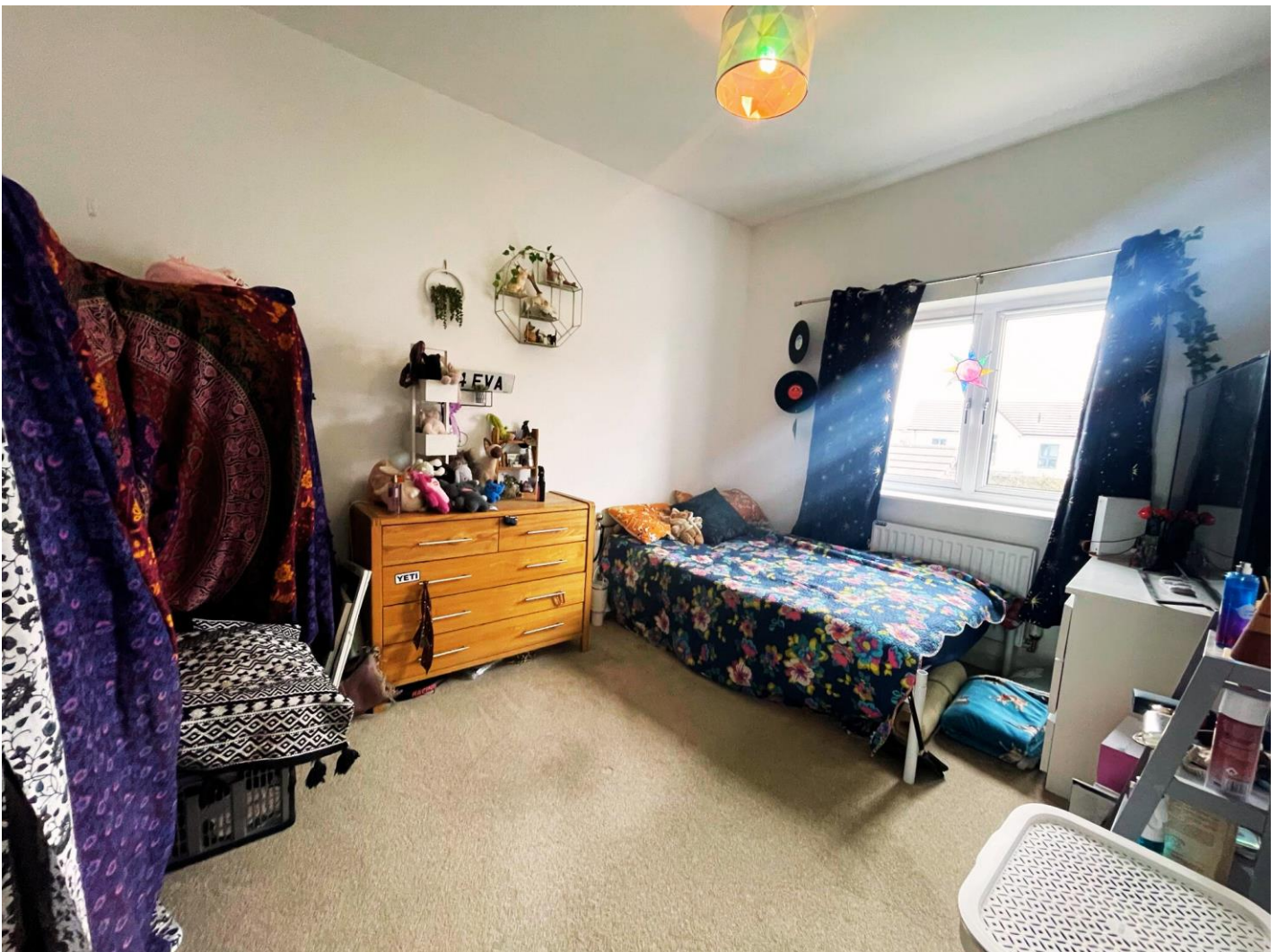
Fenced and walled boundaries. Laid to patio and stone. Laid to artificial grass. Shed.

Parking

Driveway parking

Garage

19' 6" x 9' 7" (5.94m x 2.92m)



To view this property please contact Connells on

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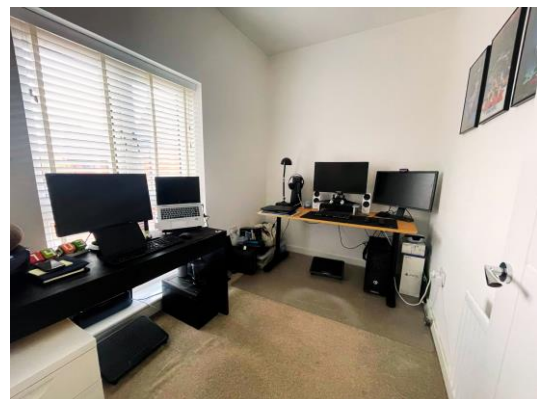
Unit B11 North Swindon District Centre Thamesdown Drive
SWINDON SN25 4AN

Property Ref: SDN313580 - 0004

Tenure: Freehold

EPC Rating: B

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