



Connells

Wayne Close
Swindon



Property Description

NO ONWARD CHAIN! A stunning and generously proportioned four-bedroom detached family home, ideally located in a peaceful cul-de-sac within the sought-after Abbey Meads area. This exceptional property offers a harmonious blend of spacious living and modern convenience, making it the perfect home for a growing family. Upon entering, you are welcomed by a bright and inviting entrance hall that sets the tone for the rest of the home. The ground floor offers an ideal flow for family life, with a large, comfortable lounge perfect for relaxing or entertaining guests. Spacious study perfect for working from home. A newly remodeled and expansive kitchen/dining room, offering a sleek and contemporary space for cooking and family gatherings. This impressive kitchen is fully equipped with modern fittings, high-quality appliances, and plenty of storage. A separate utility room provides additional space for laundry and storage, and a bright conservatory offers further flexibility, serving as a peaceful retreat or a delightful space to enjoy the surrounding garden throughout the seasons. Upstairs bedroom one features with an ensuite shower room, three additional well-sized bedrooms and modern family bathroom. Externally, the property boasts a beautifully enclosed rear garden that offers a high degree of privacy, driveway parking for multiple vehicles. The double garage offers further parking or storage options, making this home incredibly practical for families with multiple cars.

Ground Floor Accommodation Entrance Hall

Double glazed door to the side aspect. Stairs rising to the first floor accommodation. Door leading to lounge, study, cloakroom and kitchen/dining room. Tiled flooring. Radiator.

Cloakroom

Obscure double glazed window to the side aspect. Three piece suite comprising of Low Level WC and wash hand basin with vanity. Partially tiled to water sensitive areas. Tiled flooring continued from the entrance hall. Heated towel rail.

Study

9' 11" MAX x 9' 10" MAX (3.02m MAX x 3.00m MAX)

L-Shaped room

Dual aspect double glazed window. Two radiators. Tiled flooring continued from the entrance hall.

Lounge

17' 2" MAX x 11' 1" (5.23m MAX x 3.38m)

Double glazed bay window to the front aspect. Central feature fire place with gas fire insert. Glazed double doors to kitchen/dining room. Television point. Telephone point. Two radiator.

Kitchen/Dining Room

23' 5" x 14' 7" MAX (7.14m x 4.45m MAX)

Remodeled kitchen/dining room (Dec 2023) that comprises gloss handle-less cupboards and drawers and features pantry cupboard, five large pan drawers, integrated five ring gas hob, high-level integrated double oven, pull-out corner storage shelves, one and a half bowl ceramic sink, integrated canopy cooker hood, swan neck pull-out mixer tap and fully tiled white subway splashback. Space and plumbing for dishwasher and space for tall fridge-freezer. Opens out to flexible dining/family area. Two radiators one of which is modern vertical, high output type. Tiled flooring throughout that continues to entrance hall, utility and under-stairs cupboard. Two double glazed windows to rear aspect, Double glazed French doors to conservatory. Door to utility

Utility Room

6' 4" x 5' 11" (1.93m x 1.80m)

Double glazed window to the side aspect. Double glazed door with security dead-bolts to rear garden. Base and wall mounted cupboards. Sink with drainer and mixer tap. Space and plumbing for washing machine and space for a tumble dryer. Radiator.

Conservatory

10' 1" x 9' (3.07m x 2.74m)

Fully double glazed with feature brick wall. French doors leading to the garden. Ceiling fan for summer use and radiator for winter use.

First Floor Accommodation First Floor Landing

Access to loft space which is fully boarded and benefits from a pull-down ladder. Airing cupboard with recent high-flow, Worcester-Bosch condensing boiler. Access to all bedrooms and family bathroom. Radiator.

Main Bedroom

11' 6" Excluding Door x 10' 6" (3.51m Excluding Door x 3.20m)

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

En-Suite

Obscure double glazed window to the side aspect. Recently updated. Three piece suite comprising of wash hand basin with vanity, Low Level WC and shower. Heated towel rail. Fully tiled. Extractor fan.

Bedroom Two

12' x 8' 11" (3.66m x 2.72m)

Double glazed window to the rear aspect. Built in wardrobes. Radiator.

Bedroom Three

9' 3" x 8' 11" (2.82m x 2.72m)

Double glazed window to the rear aspect. Built in wardrobes. Radiator.

Bedroom Four

8' 10" x 8' 8" (2.69m x 2.64m)

Double glazed window to the front aspect. Radiator.

Bathroom

Obscure double glazed window to the side aspect. Recently updated. Three piece suite comprising of Low Level WC , panelled bath with mixer tap and shower over and wash hand basin with vanity. Fully tiled to all areas.

External Features Garden

Fully enclosed timber fence boundaries. Large block-paved patio leading to raised, low maintenance graveled area. Further raised timber decking area to rear. Offers a good, sunny aspect and a good deal of privacy. Access door via block paved pathway to garage and to front of house via concealed gate. Established, ornamental trees and small low maintenance beds

Parking

Double garage and driveway parking for several vehicles. Driveway secluded to front

Garage

17' 2" x 16' 6" (5.23m x 5.03m)

Double garage with remotely actuated, electric up and over door and additional deadbolt security. Multiple sockets, eaves storage and door leading to garden.





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: C

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Tenure: Freehold



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