

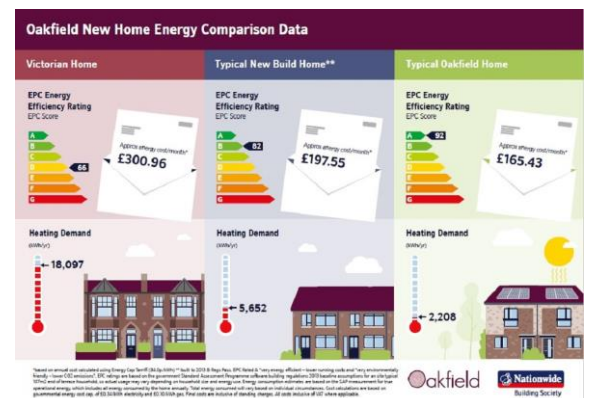
for sale

£285,000



## The Birch Oakfield Swindon SN3 3HN

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# The Birch Oakfield Swindon SN3 3HN

## Ground Floor Accommodation Entrance Hall

High quality NorDan front door to the front aspect providing immediate access to the stairs rising to the first floor accommodation and storage cupboard, with access to the open plan area on the ground floor.

## Option A

### Open Plan Kitchen/ Dining Area

17' 3" x 12' 3" ( 5.26m x 3.73m )

### Kitchen / Dining Room

High quality Scandinavian Velfac double glazed composite to the rear aspect. Double glazed door to access the enclosed rear garden. Beautifully presented fully fitted kitchen built with a range of base and wall mounted units comprising of cupboards and drawers. Ample storage. Fitted with modern appliances inclusive of Induction Hob and Integrated Fridge/Freezer unit. , Washing

Machine, Dishwasher, Cooker-hood located above the hob. Tiling to all water sensitive areas.

### Open Plan Living Area

10' 11" x 8' 9" ( 3.33m x 2.67m )

### Lounge Area

Lounge Area

### Cloakroom

Obscure High quality Scandinavian Velfac double glazed composite to the rear aspect. Two piece suite comprising of Low Level W/C and wash hand basin. Tiling to water sensitive areas. Space and gully provision for future shower.



## Option B Open Plan Kitchen/ Dining Area

15' x 12' 3" ( 4.57m x 3.73m )

### Kitchen / Dining Area

High quality Scandinavian Velfac double glazed composite to the front aspect. Beautifully presented fully fitted kitchen built with a range of base and wall mounted units comprising of cupboards and drawers. Ample storage. Fitted with modern appliances inclusive of Induction Hob and Integrated Fridge/Freezer unit, Washing machine, dishwasher, Cooker-hood located above the hob. Tiles to water sensitive areas.

### Open Plan Living Area

10' 11" x 8' 5" ( 3.33m x 2.57m )

### Lounge

High quality Scandinavian Velfac double glazed composite to the rear aspect. Double glazed door to the rear aspect accessing the rear garden.

### Bathroom

Obscure High quality Scandinavian Velfac double glazed composite to the rear aspect. Two piece suite comprising of Low Level W/C and wash hand basin. Tiling to water sensitive areas. Space and fully provisions for future shower.

## First Floor Accommodation

### First Floor Landing

Access to all bedrooms and family bathroom. Loft access. Airing Cupboard.

### Bedroom One

15' 6" x 9' 3" ( 4.72m x 2.82m )

High quality Scandinavian Velfac double glazed composite to the rear aspect.

### Bedroom Two

15' 6" x 10' 9" ( 4.72m x 3.28m )

High quality Scandinavian Velfac double glazed composite to the

rear aspect.

### Bathroom

Three piece suite comprising of bath with mixer taps, Low Level W/C and wash hand basin. Tiling to all water sensitive areas.

## External Features

### Outside

Enclosed by wooden panel fencing. Small patio area. Mainly laid to lawn. Cycle Store

### Parking

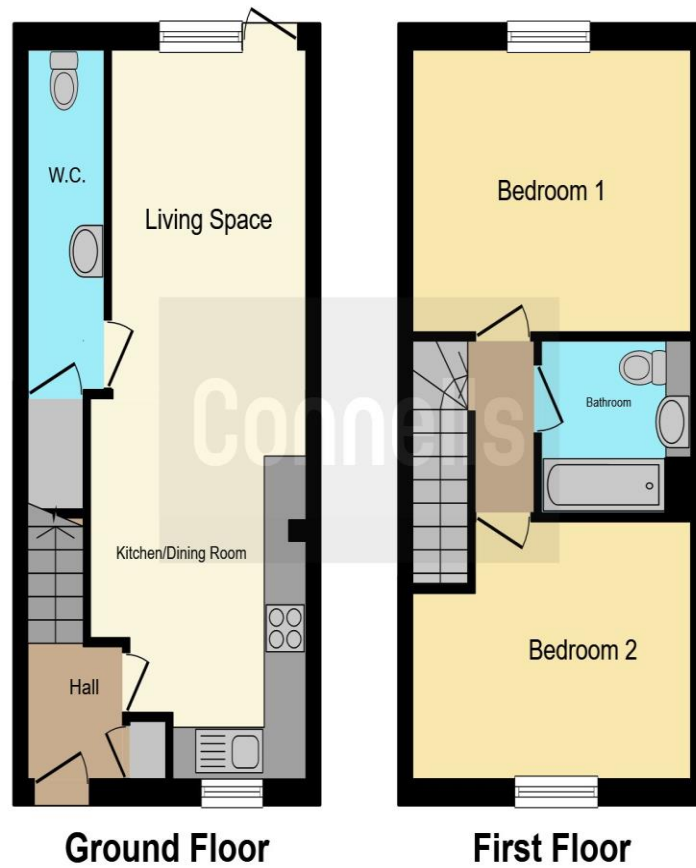
There is allocated parking with the property

### Agent Note:

Subject to availability we have two versions of this wonderful properties which has been listed above.

External details or finishes may vary on individual plots and homes may be built in attached styles depending on the development layout. Exact specification, window styles and whether a property is left or right handed may differ from plot to plot. Dimensions shown in any text or plan are approximate sizes only and actual sizes may be different once constructed





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: SDN313708 - 0002

**Tenure:** Freehold

**EPC Rating:** Exempt

**view this property online** [connells.co.uk/Property/SDN313708](https://connells.co.uk/Property/SDN313708)



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