

for sale

£375,000



Ceres Road Blunsdon SWINDON SN26 8AF

A magnificent **THREE BEDROOM DETACHED** family home offered to the market in the residential area of **BLUNSDON ST ANDREW**. **TWO RECEPTION ROOMS**. Larger average **GARDEN**. **DRIVEWAY PARKING**.



# Ceres Road Blunsdon SWINDON SN26 8AF

## Ground Floor Accommodation

### Entrance Hall

Double glazed door to the front aspect. Radiator. Doors through to kitchen, lounge and cloakroom. Stairs rising to the first floor accommodation.

### Cloakroom

Two piece suite comprising Low Level WC & Wash hand basin. Extractor fan.

### Lounge

17' 4" x 11' 9" ( 5.28m x 3.58m )

UPVC Double glazed window to the rear aspect. Double glazed french doors providing access to the rear garden .Under stairs storage cupboard. Television point. Telephone point. Radiator.

## Kitchen

14' 3" x 9' 11" ( 4.34m x 3.02m )

UPVC Double glazed windows to the front and side aspects. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. One and a half bowl sink with drainer and mixer tap. Integrated oven with four ring electric hob and cooker hood over. Integrated Fridge Freezer and Dishwasher. Space and plumbing for a washing machine.

## First Floor Accommodation

### First Floor Landing

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





### Bedroom One

14' 3" x 10' 11" ( 4.34m x 3.33m )

UPVC Double glazed window to the front aspect. Radiator.

### Bedroom Two

10' x 8' 9" Excluding Door ( 3.05m x 2.67m Excluding Door )

UPVC Double glazed window to the rear aspect. Radiator.

### Bedroom Three

10' 7" x 6' 11" ( 3.23m x 2.11m )

UPVC Double glazed window to the rear aspect. Radiator.

### Bathroom

UPVC Double glazed window to the side aspect. Three piece suite comprising panelled bath with mixer tap and shower over, Low Level WC and wash hand basin. Heated towel rail. Splash back tiling to water sensitive areas.

### External Features

#### Garden

Larger than average garden with fenced boundaries. Mainly laid to lawn. Patio with gate. Door access to the garage.

#### Parking

Driveway parking. Half garage.

#### Garage

8' 8" x 7' 8" ( 2.64m x 2.34m )

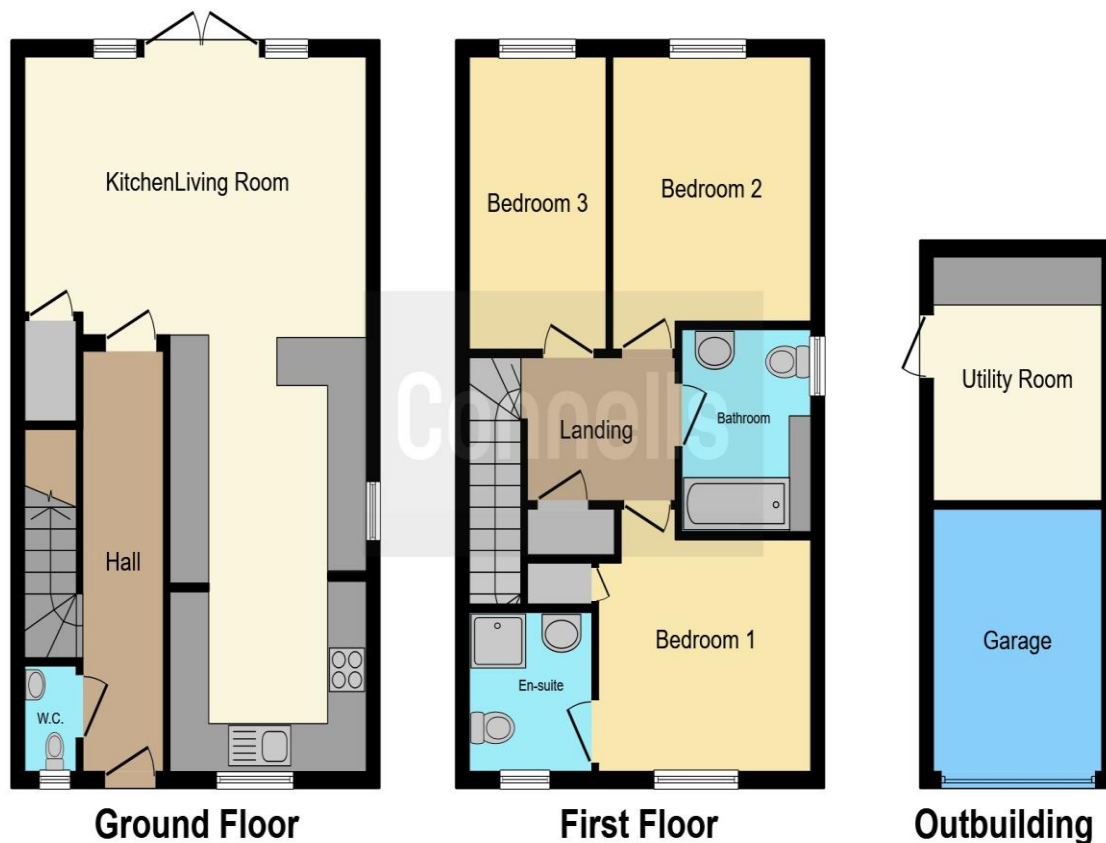
Up and over door. Power and light.

#### Study

10' x 8' 8" ( 3.05m x 2.64m )

Double glazed door to the rear garden. Power and light.





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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Property Ref: SDN313672 - 0002

**Tenure:** Freehold

**EPC Rating:** B

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