

for sale

from **£375,000**



The Rowan Oakfield Swindon SN3 3HN

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The Rowan 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 with access to the kitchen and dining room area. Entrance door to the garage

Kitchen/Dining Area

16' 11" x 10' MAX (5.16m x 3.05m MAX)

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.

Cloakroom

Two piece suite comprising of Low Level W/C and wash hand basin. Tiling to water sensitive areas

Garage

17' 6" x 9' 7" (5.33m x 2.92m)

Cabling in the garage for electric vehicle charger installation

First Floor Accommodation

First Floor Landing

Living Room

16' 11" x 9' 2" (5.16m x 2.79m)

Two High quality Scandinavian Velfac double glazed composite windows to the front aspect. Television point.



Bedroom Two

12' x 7' 2" (3.66m x 2.18m)

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

Bedroom Four

9' 7" x 8' 9" (2.92m x 2.67m)

Two High quality Scandinavian Velfac double glazed composite windows to the front aspect. Television point.

Bathroom

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

Second Floor Accommodation

Second Floor Landing

Bedroom One

16' 11" x 9' 2" (5.16m x 2.79m)

High quality Scandinavian Velfac double glazed composite window to the front aspect. Access to its own en-suite

En-Suite

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

Bedroom Three

12' 1" x 7' 3" (3.68m x 2.21m)

High quality Scandinavian Velfac double glazed composite window to the side aspect.

Roof Terrace

Brick walled balcony with beautiful views of the surrounding area

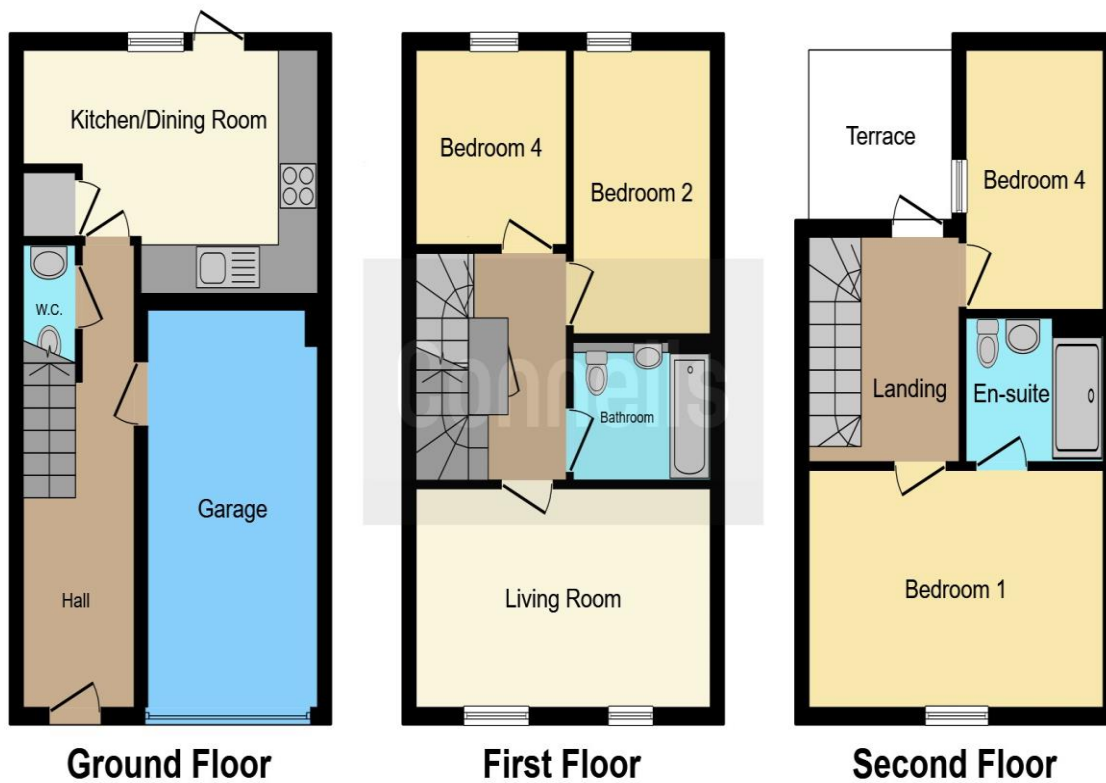
External Features Outside

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

Agent Note:

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 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

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Property Ref: SDN313799 - 0002

Tenure:Freehold EPC Rating: Exempt

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