



Connells

Enstone Close  
Swindon

# Enstone Close Swindon SN2 2FP

for sale offers over  
**£270,000**



## Property Description

A superbly presented three bedroom family home, situated in the sought-after area of Nightingale Rise in North Swindon. This modern property offers stylish living accommodation with high-tech throughout including E-learning nest thermostat, smart light bulbs excluding bathrooms, google controlled home hub and wired next door bell. The ground floor comprises a welcoming entrance hall, convenient downstairs cloakroom, a bright and airy lounge, and a spacious kitchen/diner with access to the rear garden-perfect for entertaining and family meals. Upstairs, the property features three well-proportioned bedrooms and a modern family bathroom, newly fitted just 18 months ago to a high standard. Externally, there is a beautifully landscaped and enclosed rear garden offering a private outdoor space, along with allocated parking for two vehicles. Located close to local schools, amenities, and excellent transport links with a great community feel with a street only with 10 houses, this attractive home is ready to move into and not to be missed.

## Ground Floor Accommodation Entrance Hall

Double glazed door to the front aspect. Door to the lounge and cloakroom. Storage cupboard.

## Cloakroom

Obscure double glazed window to the front aspect. Two piece suite comprising of Low Level WC and wash hand basin. Partially tiled to water sensitive areas. Radiator.

## Lounge

16' 6" MAX x 10' 11" MAX ( 5.03m MAX x 3.33m MAX )  
Double glazed window to the front aspect. Fitted blinds. Door to the kitchen diner. Stairs rising to the first floor accommodation. Television point. Telephone point. Two radiators.

## Kitchen/Diner

13' 8" x 8' 8" ( 4.17m x 2.64m )  
Double glazed window to the rear aspect. Fitted blinds. Double glazed French doors leading to the rear garden. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Space for American style fridge freezer. Space and plumbing for washing machine. Integrated four ring gas hob and cooker hood. Boiler.

## First Floor Accommodation First Floor Landing

Access to all bedrooms and family bathroom. Loft access.

## Bedroom One

13' 8" MAX x 8' 10" MAX ( 4.17m MAX x 2.69m MAX )  
Double glazed window to the front aspect. Built-in-storage cupboard. Fitted blinds. Radiator.

## Bedroom Two

10' MAX x 7' 7" MAX ( 3.05m MAX x 2.31m MAX )  
Double glazed window to the rear aspect. Fitted blinds. Radiator.

## Bedroom Three

7' 8" MAX x 6' 9" MAX ( 2.34m MAX x 2.06m MAX )  
Double glazed window to the rear aspect. Fitted blinds. Radiator.

## Bathroom

Three piece suite comprising of Low Level WC, panelled bath with shower over and wash hand basin. Tiled splashback. Radiator.

## External Features

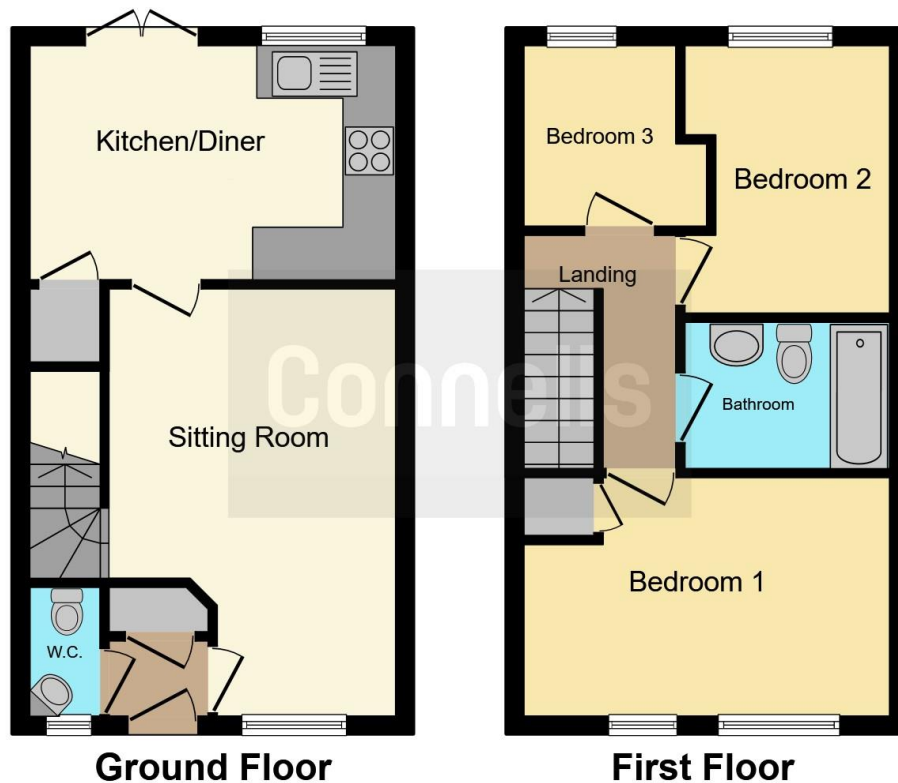
### Garden

Fenced boundaries. Laid to patio Steps down to Astro turf, flower borders. Shed.

### Parking

Two driveway parking to the front aspect.





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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EPC Rating: A    Council Tax  
 Band: C

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Tenure: Freehold



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