

for sale

offers in excess of **£375,000**



The Boulevard Swindon SN25 1WD

VIEWING HIGHLY RECOMMENDED.
Stunning **FOUR BEDROOM** family beautifully presented throughout with **TWO RECEPTION ROOMS**. Located in the sought after area of **TAW HILL NORTH SWINDON**. **GARAGE AND DRIVEWAY PARKING**



The Boulevard Swindon SN25 1WD

Ground Floor Accommodation

Entrance Hall

Double Glazed door to front aspect, Radiator, Under stairs cupboard, Stairs rising to the first floor accommodation.

Cloakroom

Extractor Fan, Wash Hand Basin with Vanity unit, Heated Towel Rail, Lower Level WC

Study

7' 5" x 7' (2.26m x 2.13m)

Double Glazed window to front aspect, Radiator

Lounge

17' 3" x 14' 10" (5.26m x 4.52m)

Double Glazed window to rear aspect, Double Glazed Patio Doors to Rear Garden, Tv and Telephone port, Gas Fire

Kitchen

24' 9" x 22' 4" (7.54m x 6.81m)

Double Glazed window to front aspect, Double Glazed French Doors to Rear Garden, TV port, Wall and Base units, Sink with drainer, Tiled splash backs, Integrated Four Ring Gas Hob, Two Ovens, Microwave, Cooker Hood, Dish Washer

Utility Room

3' 8" x 5' 9" (1.12m x 1.75m)

Double Glazed door, Wash Hand Basin, Sink with drainer, Wall and Base units, Radiator, Space for plumbing and Washing Machine



First Floor Accommodation

First Floor Landing

Radiator, Loft Access, Airing Cupboard, Storage Cupboard

Bedroom One

11' 6" x 11' 1" (3.51m x 3.38m)

Double Glazed window to front aspect, Radiator, Walk in Wardrobe

En Suite

Double Glazed window to front aspect, Heated Towel Rail, Lower Level WC, Shower, Wash Hand Basin with Vanity units, Extractor Fan, Part tiled

Bedroom Two

9' 10" x 9' 9" (3.00m x 2.97m)

Double Glazed window to front aspect, Radiator

Bedroom Three

10' 2" x 9' 9" (3.10m x 2.97m)

Double Glazed window to rear aspect, Radiator, Built in Wardrobes

Bedroom Four

9' 4" x 8' 1" (2.84m x 2.46m)

Double Glazed window to rear aspect, Radiator

Family Bathroom

Double Glazed window to rear aspect, Heated Towel Rail, Wash Hand Basin with Vanity unit, Pannel Bath with mixer taps. Lower Level WC. Tiled. Extractor Fan

External Features

Front Garden

Blocked paved low maintenance front garden, room for shrubbery.

Rear Garden

Spacious enclosed garden with artificial lawn area, and patio tiles. Room for shrubbery, garden furniture. Access to parking and a garage at the back of the property.

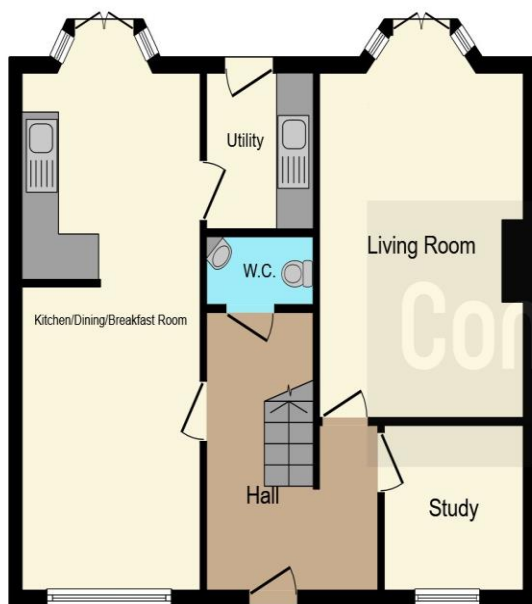
Parking

Driveway parking

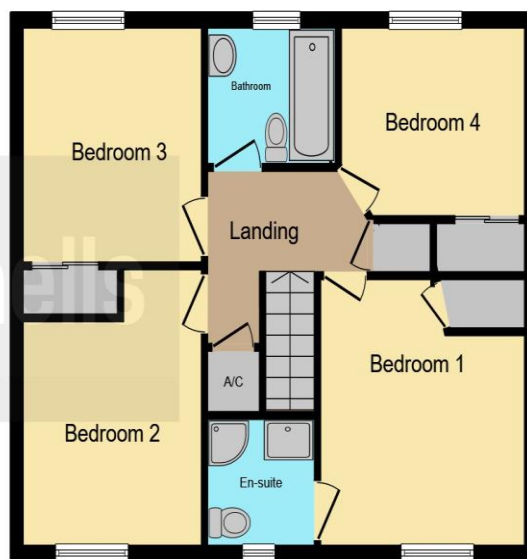
Garage

Up and over door.





Ground Floor



First Floor

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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Unit B11 North Swindon District Centre Thamesdown Drive
 SWINDON SN25 4AN

Property Ref: SDN313747 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: E

view this property online connells.co.uk/Property/SDN313747



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