





Property Description

Situated in the sought-after area of Abbey Meads, North Swindon, this well-presented four-bedroom detached on a corner plot family home offers generous living space, ideal for modern family life. The ground floor features a welcoming entrance hall, a convenient cloakroom, a spacious lounge perfect for relaxing, a separate dining room ideal for entertaining, and a well-appointed kitchen with ample storage and worktop space. Upstairs, the property boasts four well-proportioned bedrooms. The master bedroom benefits from built-in wardrobes and a private en-suite shower room. The remaining bedrooms are served by a family bathroom, making this an ideal home for growing families. Externally, the property enjoys a fully enclosed rear garden providing a safe and private outdoor space for children, entertaining and pets providing a sunny space through the afternoon until sunset. The garden has a further feature of a bespoke breeze house as an entertainment area, included in the current market price. Additional features include a double garage, a driveway offering ample off-road parking, and gated side access. Located within easy reach of local schools, amenities, and transport links, this home offers a fantastic opportunity for those looking to settle in one of Swindon's most popular residential areas.

Ground Floor Accommodation

Entrance Hall

Double glazed window to the front aspect. Double glazed door to the front aspect. Stairs rising to the first floor accommodation. door to the cloakroom, kitchen, lounge and dining room. Radiator.

Cloakroom

Obscure double glazed window to the front aspect. Two piece suite comprising of Low Level WC and wash hand basin. Heated towel rail. Tiled splash back.

Lounge

13' 7" x 11' 11" (4.14m x 3.63m)

Double glazed bi-folding doors to the rear garden. Television point. Telephone point. Radiator.

Dining Room

10' 6" x 9' 7" (3.20m x 2.92m)

Double glazed window to the front aspect. Radiator.

Kitchen

19' 6" x 8' 10" MAX narrowing to 6' (5.94m x 2.69m MAX narrowing to 1.83m)

Double glazed window to the rear and side aspect. Double glazed door to the side aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. One and a half sink with drainer and mixer tap. Breakfast bar. Heated towel rail. Space and plumbing for fridge freezer. Space and plumbing for dishwasher and washing machine. Integrated five ring gas hob and cooker hood. Radiator.

First Floor Accommodation

First Floor Landing

Double glazed window to the front aspect. Loft access. Access to all bedrooms and family bathroom.

Bedroom One

12' 2" x 10' 1" (3.71m x 3.07m)

Double glazed window to the rear aspect.
Two built-in-wardrobes. Radiator.

Ensuite

Obscure double glazed window to the side aspect. Three piece suite comprising of Low Level WC, wash hand basin with vanity and shower. Heated towel rail. Fully tiled to all areas.

Bedroom Two

12' 2" x 8' 11" (3.71m x 2.72m)

Double glazed window to the rear aspect.
Built-in-wardrobes. Radiator.

Bedroom Three

9' 8" x 8' 4" MAX narrowing to 6' 11" (2.95m x 2.54m MAX narrowing to 2.11m)

Irregular shaped room

Double glazed window to the front aspect.
Radiator.

Bedroom Four

11' 2" x 9' 10" MAX narrowing to 6' 6" (3.40m x 3.00m MAX narrowing to 1.98m)

Irregular shaped room

Two double glazed window to the front aspect. Radiator.

Bathroom

Obscure double glazed window to the side aspect. Three piece suite comprising of Low Level WC, wash hand basin and corner bath with shower over. Heated towel rail. Fully tiled to water sensitive areas.

External Features

Garden

Sunny garden from mid-day until sunset. Walled and fenced boundaries. Patio. Laid to lawn. Bespoke Breeze House providing an entertainment area, included in the current market price. Two side access from the front and the rear of the property.

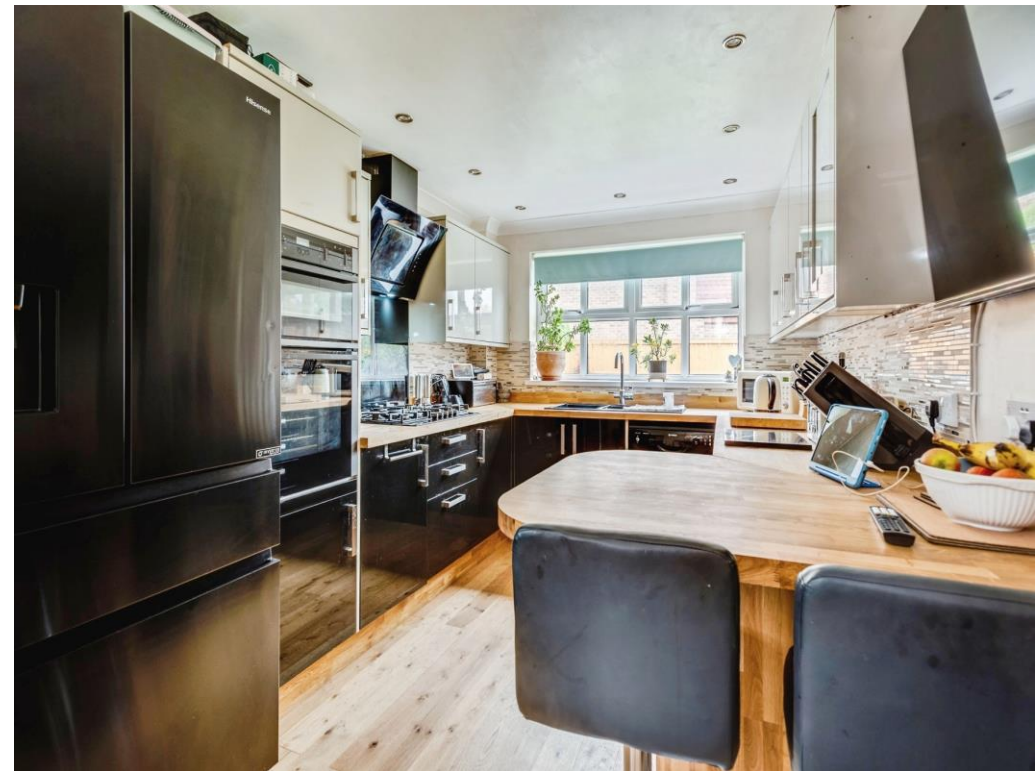
Parking/Front

Sunny all morning with driveway parking to the front of the property with gated entrance.

Double Garage

17' 5" x 16' 5" (5.31m x 5.00m)

Two up and over door to the front aspect.
Power and light. Door to the rear garden.









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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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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