

for sale

offers over **£365,000**



John Ruskin Road Tadpole Garden Village Swindon SN25 2PS

Located in the highly sought-after TADPOLE GARDEN VILLAGE in North Swindon, this immaculately presented THREE BEDROOM SEMI-DETACHED HOME offers modern living in a vibrant community setting. GARAGE AND DRIVEWAY PARKING. Viewing highly advised!



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Ground Floor Accommodation

Entrance Hall

Double glazed door to front. Radiator. Stairs rising to First Floor.

Cloakroom

Suite comprising low level WC and wash hand basin. Double glazed window to front. Radiator.

Lounge

21' 3" x 16' 4" (6.48m x 4.98m)

Double glazed window to side. Double glazed bi-folding doors to rear garden. Radiator. TV point. Telephone point.

Kitchen

10' 3" x 7' (3.12m x 2.13m)

Double glazed window to front. Fitted with a matching range of base and wall units with complementary work surfaces over. One and a half bowl sink and drainer with mixer tap. Integrated dishwasher, fridge/freezer, washing machine and double oven. Four ring gas hob

with extractor hood over.

First Floor Accommodation

First Floor Landing

Stairs rising from Ground Floor. Radiator. Airing cupboard.

Bedroom One

10' 2" x 10' excluding door recess (3.10m x 3.05m excluding door recess)

Double glazed window to rear. Radiator. TV point. Telephone point. Dressing room area. Three built in wardrobes.

Ensuite

Suite comprising low level WC, wash hand basin and shower. Heated towel rail. Shaver point. Double glazed window to side.

Bedroom Two

10' 3" x 9' 10" (3.12m x 3.00m)

Double glazed window to front. Radiator.



Bedroom Three

9' 10" x 7' 1" (3.00m x 2.16m)

Double glazed window to rear.

Bathroom

Suite comprising low level WC, wash hand basin and panelled bath with mixer tap and shower over. Shaver point. Part tiled walls. Heated towel rail. Double glazed window to front.

Outside Front

Lawn area with shrub borders. Driveway parking leading to:

Rear Garden

Fully enclosed. Laid to decking and patio with an artificial lawn area.

Garage

17' 5" x 9' 8" (5.31m x 2.95m)

With up and over door.





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: SDN313102 - 0003

Tenure:Freehold EPC Rating: B

Council Tax Band: D

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