



Connells

Holmleigh
Swindon



Property Description

NO ONWARD CHAIN! Tucked away in a desirable corner plot, this well-presented four-bedroom detached home offers generous living space both inside and out, perfect for families seeking comfort, privacy, and versatility. Upon entering, you are welcomed by an entrance porch leading into a spacious hallway, with a convenient downstairs WC and a separate study-ideal for those working from home. The ground floor boasts a bright and airy lounge, a formal dining room perfect for entertaining, and a modern kitchen with a breakfast bar, complemented by a separate utility room. Upstairs, the property features four well-proportioned bedrooms, all benefiting from built-in wardrobes. The principal bedroom enjoys the added luxury of a private en-suite, while the remaining rooms are served by a stylish four-piece family bathroom. Externally, the home continues to impress with a larger-than-average enclosed rear garden, perfect potential to extend the property (Subject to planning permission) offering ample space for outdoor living and play. A double garage and driveway provide plenty of off-road parking.

This delightful property combines generous accommodation with a peaceful, private setting-an ideal family home.

Ground Floor Accommodation

Entrance Porch

Double glazed door to the front aspect.
Access to the entrance hall.

Entrance Hall

Double glazed door to the entrance porch. Access to the downstairs toilet, lounge, kitchen and dining room. Stairs rising to the first floor accommodation.

Cloakroom

Obscure double glazed window to the front aspect. Two piece suite comprising of Low Level WC and wash hand basin.

Lounge

24' 10" x 12' 7" (7.57m x 3.84m)

Double glazed window to the front aspect. Double glazed sliding doors to the rear garden. Double glazed sliding doors to the dining room. Radiator.

Dining Room

11' 1" x 10' 7" (3.38m x 3.23m)

Double glazed window to the rear aspect. Double glazed sliding doors to the lounge. Doors to the hallway and study. Radiator.

Study

9' 8" x 6' 8" (2.95m x 2.03m)

Double glazed window to the rear aspect. Radiator.

Kitchen

15' 2" x 10' 4" (4.62m x 3.15m)

Double glazed window to the front aspect. Access to the utility room. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Breakfast bar. Space and plumbing for washing machine. Integrated four ring gas hob and cooker hood.

Utility Room

9' 8" x 6' 5" (2.95m x 1.96m)

Double glazed window to the side aspect.
Double glazed door to the side aspect. Space for fridge freezer.

First Floor Accommodation

First Floor Landing

Access to all bedrooms and family bathroom.
Loft access with a potential loft conversion.
Airing cupboard.

Bedroom One

13' 2" x 12' 5" (4.01m x 3.78m)

Double glazed window to the front aspect.
Access to ensuite. Built-in-wardrobes.
Radiator.

Ensuite

Obscure double glazed window to the front aspect. Three piece suite comprising of Low Level WC, wash hand basin with vanity and panelled bath. Cupboard. Radiator.

Bedroom Two

12' 3" x 11' 3" (3.73m x 3.43m)

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

Bedroom Three

11' 8" x 10' 5" (3.56m x 3.17m)

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

Bedroom Four

10' 1" x 8' (3.07m x 2.44m)

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

Bathroom

Obscure double glazed window to the front aspect. Four piece suite comprising of Low Level WC, wash hand basin, panelled bath and separate shower. Partially tiled to all water sensitive areas. Radiator.

External Features

Garden

Larger than average garden with fenced boundaries. Mainly laid to lawn. Laid to patio. Gate leading to the front of the property. Potential to extend subject to planning permission.

Parking

Driveway parking

Garage

16' 6" x 16' 8" (5.03m x 5.08m)

Up and over door. Door to the side aspect.
Window to the rear aspect.





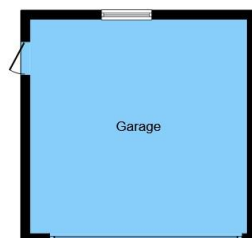




Ground Floor



First Floor



Garage

Connells

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: F

Tenure: Freehold

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