



Connells

Citrine Close
Swindon

Citrine Close Swindon SN25 2SG

for sale offers over
£650,000



Property Description

Situated in a desirable location with far-reaching views toward the Cotswolds, this immaculate four-bedroom detached home offers spacious, modern living and is presented in show home condition throughout. On the ground floor, the property features a welcoming entrance hall, a versatile study ideal for home working, a convenient downstairs cloakroom, a generous lounge, and a stunning 21 ft kitchen with dining area - perfect for entertaining or family living. A separate utility room adds to the home's practicality. Upstairs, there are four well-proportioned bedrooms. Two of the bedrooms benefit from built-in wardrobes and stylish en-suite shower rooms, while the remaining rooms are served by a modern family bathroom. Externally, the home boasts a generous and enclosed rear garden, ideal for outdoor relaxation and entertaining. A double garage and a double-width driveway provide ample off-road parking.

Offering both luxury and functionality, this beautifully presented home combines scenic surroundings with exceptional living space - a rare opportunity not to be missed.

Ground Floor Accommodation Entrance Hall

Double glazed door to the front aspect. Double glazed window to the front aspect. Access to all ground floor rooms. Stairs rising to the first floor accommodation. Radiator.

Cloakroom

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

Study

9' 10" x 9' 4" (3.00m x 2.84m)

Double glazed window to the rear aspect. Radiator.

Lounge

16' 8" x 11' 9" (5.08m x 3.58m)

Double glazed window to the front aspect. Television point. Telephone point. Radiator.

Kitchen

21' 2" MAX x 13' 9" MAX (6.45m MAX x 4.19m MAX)

Double glazed window to the rear aspect. Double glazed French doors to the rear garden. Double sink with drainer and mixer tap. Pantry. Granite work tops. Two integrated fridge freezers, two integrated ovens, integrated cooker hood, five ring induction hob and dishwasher. Radiator.

Utility Room

9' 5" x 5' 1" (2.87m x 1.55m)

Door to the rear garden. Base units with granite work tops Sink with mixer tap. Space and plumbing for washing machine.

First Floor Accommodation

First Floor Landing

Double glazed window to the front aspect. Airing cupboard. Access to all bedrooms and family bathroom. Radiator.

Bedroom One

13' 3" x 11' 10" (4.04m x 3.61m)

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

Ensuite

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

Bedroom Two

15' 4" MAX narrowing to 12' 10" x 9' (4.67m MAX narrowing to 3.91m x 2.74m)

Double glazed window to the rear aspect. Access to ensuite shower room. Built-in wardrobes. Radiator.

Ensuite

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

Bedroom Three

11' 9" x 8' 11" (3.58m x 2.72m)

Double glazed window to the rear aspect. Radiator.

Bedroom Four

11' 6" x 9' 10" (3.51m x 3.00m)

Irregular shaped room Double glazed window to the rear aspect. Radiator.

Bathroom

Obscure double glazed window to the front aspect. Three piece suite comprising of Low Level WC, panelled bath with mixer tap and shower over and wash hand basin. Heated towel rail.

External Features

Garden

Fenced and walled boundaries. Laid to lawn. Small patio area.

Parking

Double width driveway to the front of the property.

Garage

17' 7" x 16' 6" (5.36m x 5.03m)

Up and over door to the front aspect. Power and light.

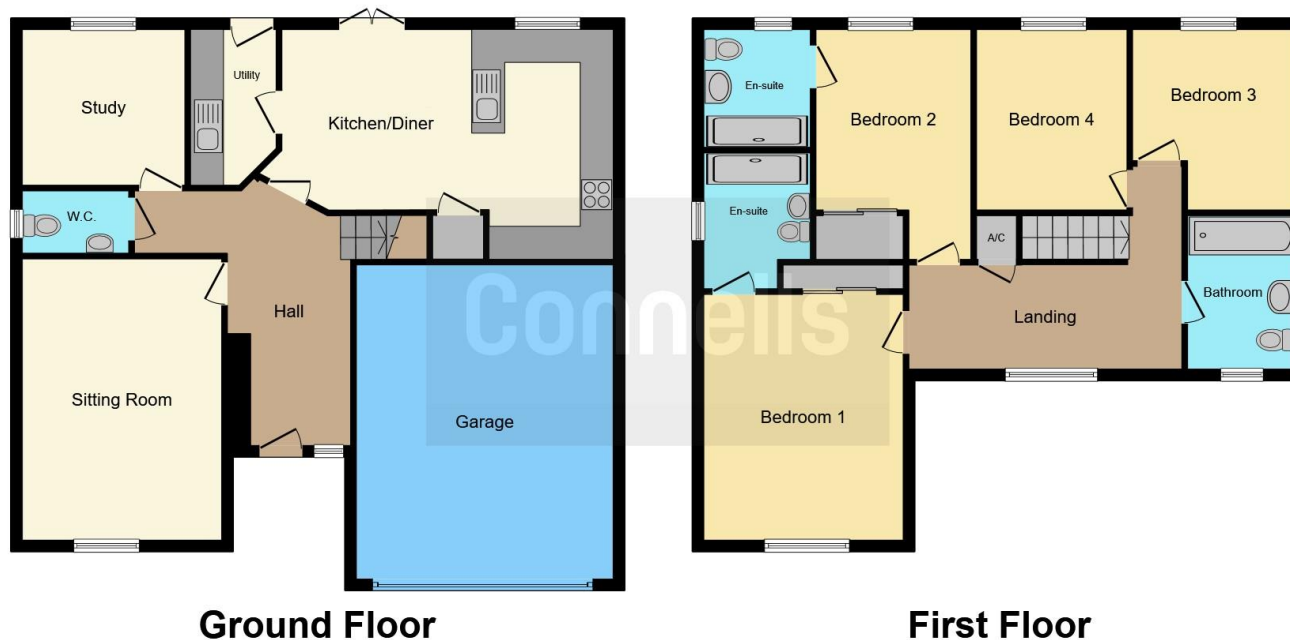
Agent Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details









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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T 01793 708050
E swindonnorth@connells.co.uk

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

EPC Rating: B Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/SDN309565



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