



Connells

Croft Close
Latton Swindon



Property Description

Nestled in the hub of this picturesque, tree-lined close in the charming village of Latton, this beautifully presented three-storey end-of-terrace home offers an exceptional blend of space, style, and location. With fantastic transport links and convenient access to Swindon, Cirencester, and the Cotswold Water Park, this property is perfect for those seeking countryside living with outstanding connectivity. Step inside and be amazed by the generously proportioned accommodation, presented in showroom condition throughout. On the ground floor, a welcoming entrance leads to a recently fitted kitchen/breakfast room, complete with state-of-the-art integrated appliances and sleek finishes-ideal for both everyday living and entertaining. This space flows seamlessly through to the private rear garden, which enjoys uninterrupted views over open fields. A garage and utility area complete the ground level. The first floor boasts a bright and expansive lounge/dining room, flooded with natural light and perfect for relaxing or hosting. Also on this level is a spacious double bedroom with en-suite, ideal as a guest room or main suite. The top floor features two further well-proportioned double bedrooms, one of which benefits from a second en-suite, plus a family bathroom, making it ideal for growing families or multi-generational living. This property truly surprises with its deceptively spacious layout, blending modern convenience with idyllic village charm.

Ground Floor Accommodation Entrance Hall

Double glazed door to the front aspect. Doors to the downstairs cloakroom, garage and large kitchen diner. Stairs rising to the first floor accommodation. Under stair storage cupboard. Cupboard with boiler. Radiator.

Kitchen/Breakfast Room

17' 6" x 16' 6" (5.33m x 5.03m)

Two double glazed window to the rear aspect. Double glazed French doors to the rear garden. Fully fitted modern kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Island with soft close drawers. Space for American style fridge freezer. Integrated dishwasher, two ovens and microwave, induction hob and cooker hood. Two radiators.

Cloakroom

Two piece suite comprising of wash hand basin with vanity and Low Level WC. Extractor fan. Tiled splash back to water sensitive areas.

First Floor Accommodation

First Floor Landing

Access to bedroom two and lounge.
Radiator.

Bedroom Two

10' 8" x 9' 11" (3.25m x 3.02m)

Double glazed window to the rear aspect.
Access to the ensuite shower room. Walk-in-wardrobe. Built-in-storage cupboard.
Radiator.

Ensuite

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

Lounge

17' 6" x 16' 6" MAX narrowing to 8' 1" (5.33m x 5.03m MAX narrowing to 2.46m)

L-shaped room

Double glazed window to the front aspect.
Double glazed French doors with Juliette balcony. Television point. Two radiators.

Second Floor Accommodation

Second Floor Landing

Access to bedroom one, bedroom three and family bathroom. Airing cupboard.

Bedroom One

14' 3" MAX narrowing to 11' 3" x 10' 3" (4.34m MAX narrowing to 3.43m x 3.12m)

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

Ensuite

Three piece suite comprising of Low Level WC, wash hand basin with vanity and shower. Heated towel rail. Extractor fan.

Bedroom Three

14' 2" x 8' 4" (4.32m x 2.54m)

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

Bathroom

Three piece suite comprising of Low Level WC, wash hand basin with vanity, panelled bath mixer tap and shower over. Heated towel rail. Extractor fan.

External Features

Integral Garage

21' 2" x 8' 9" MAX narrowing to 8' 2" (6.45m x 2.67m MAX narrowing to 2.49m)

Up and over door. Power and light. Space and plumbing for washing machine.

Garden

Backing onto open fields. Fenced boundaries. Mainly laid to lawn. Patio area.

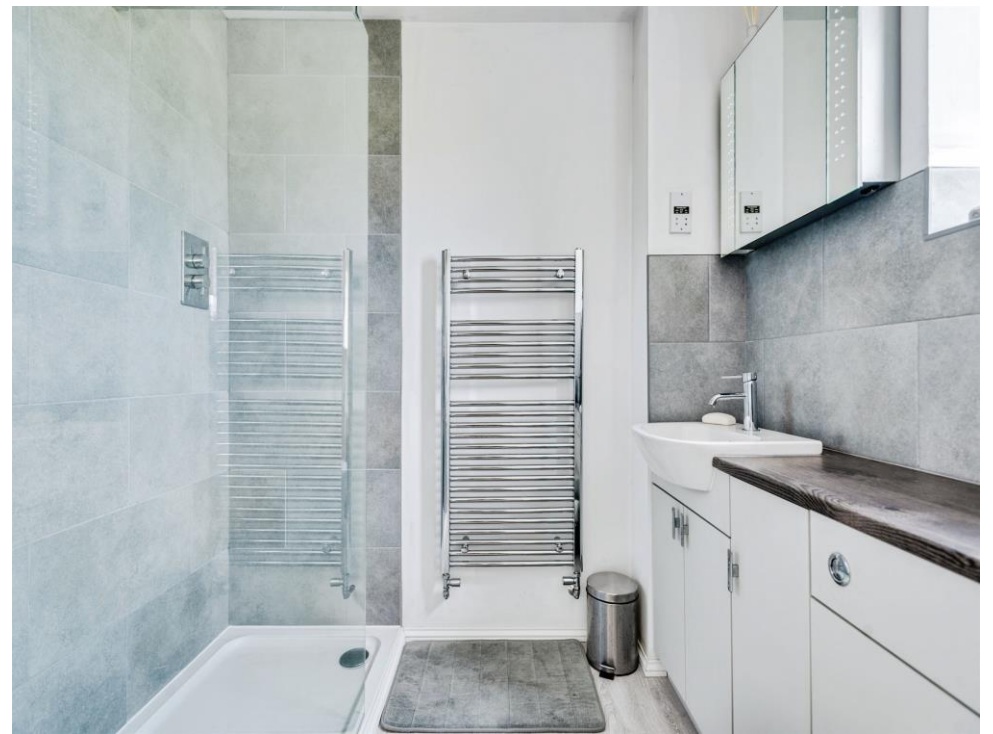
Parking

Allocated parking

Agent Note:

Under section 21 of the Estate Agents Act 1979, we require to disclose the vendor is an employee within the Connells Group









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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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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