



Connells

Okus Grove
Swindon



Property Description

Nestled in the sought-after area of Upper Stratton this delightful 1930's three-bedroom semi-detached home beautifully blends period charm with modern family living. Having been thoughtfully extended, the property offers generous accommodation throughout, making it an excellent choice for growing families or those seeking versatile space. On entering, you are welcomed by a bright and inviting entrance hall, which leads to three versatile reception rooms - ideal for use as a living room, dining room, or even a home office or playroom. The modern kitchen and dining room offers integral appliances and a great space for cooking, dining and entertaining. A convenient utility/cloakroom adds further practicality to the ground floor. Upstairs, the property boasts three well-proportioned bedrooms, each filled with natural light, alongside a neatly presented family bathroom. Externally, the home continues to impress. To the rear is a private and south facing enclosed garden, providing the perfect space for outdoor entertaining, family activities, or simply unwinding. To the front, a driveway offers off-road parking, in addition to a garage, ensuring both convenience and storage. With its charming 1930's character, extended layout, and superb location close to local schools, shops, and transport links, this property represents a wonderful opportunity to secure a spacious and welcoming home in one of Swindon's well-regarded neighbourhoods. Internal viewing is highly recommended!

Ground Floor Accommodation Entrance Hall

Double glazed door to the front aspect. Door to the dining room. Stairs rising to the first floor accommodation. Under stair storage cupboard. Radiator.

Lounge

11' 9" MAX x 11' MAX (3.58m MAX x 3.35m MAX)

Double glazed bay window to the front aspect. Television point. Telephone point. Electric fire place. Radiator.

Dining Room

10' 6" x 10' 5" (3.20m x 3.17m)
Archway to the family room and kitchen. Doors to the lounge. Radiator.

Family Room

11' 7" x 8' 9" (3.53m x 2.67m)
Double glazed French doors to the rear garden. Double glazed skylight to the rear aspect. Radiator.

Kitchen

14' 3" x 5' 10" (4.34m x 1.78m)
Double glazed window to the side aspect. Loft access. Archway to the family room. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Integrated five ring induction hob, oven, combi microwave and boiler.

Utility/Cloakroom

5' 1" x 5' 10" (1.55m x 1.78m)
Double glazed window to the rear aspect. Fitted base and wall units. Sink with drainer and mixer tap. Low Level WC. Space and plumbing for washing machine. Space for dryer.

First Floor Accommodation First Floor Landing

Double glazed window to the side aspect. Access to all bedrooms and family bathroom.

Bedroom One

11' 8" MAX narrowing to 10' 4" x 8' 8" (3.56m MAX narrowing to 3.15m x 2.64m)

Double glazed bay window to the front aspect. Large built-in-wardrobes. Radiator.

Bedroom Two

10' 6" x 10' 5" (3.20m x 3.17m)

Double glazed window to the rear aspect.
Built-in-cupboards. Loft access. Radiator.

Bedroom Three

7' 4" x 5' 9" (2.24m x 1.75m)

Double glazed window to the front aspect.
Built-in-cupboards. Radiator.

Bathroom

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

External Features

Garden

Fenced and walled boundaries. Laid to patio and lawn.

Parking

Driveway parking

Garage

17' 5" x 6' 7" (5.31m x 2.01m)

Up and over door. Power and light.





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

To view this property please contact Connells on

T 01793 708050
E swindonnorth@connells.co.uk

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

EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/SDN314145

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SDN314145 - 0004