



**Connells**

Periwinkle Close  
SWINDON

# Periwinkle Close SWINDON SN2 2QH

for sale offers over  
**£325,000**



## Property Description

Situated within the sought-after Pembroke Park development in North Swindon, this attractive four-bedroom detached home offers spacious and versatile living accommodation, ideal for modern family life.

On the ground floor, the property comprises a welcoming entrance hall, convenient cloakroom, bright and airy lounge, separate dining room, and a generous conservatory overlooking the rear garden. The well-appointed kitchen is complemented by a useful utility room.

To the first floor, there are four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property enjoys a spacious and enclosed rear garden, perfect for entertaining and family activities. A garage and driveway parking provide ample space for vehicles, enhanced by the addition of an EV charging point.

This home offers a fantastic balance of indoor and outdoor space in a highly desirable location, with excellent access to local amenities, schools, and transport links.

## Ground Floor Accommodation Entrance Hall

Double glazed door to the front aspect. Stair rising to the first floor accommodation. Under stair storage cupboard. Doors to the lounge and kitchen. Radiator.

## Cloakroom

Obscure double glazed window to the front aspect. Low Level WC and wash hand basin. Radiator.

## Lounge

14' 5" x 11' 2" MAX narrowing to 10' 1" ( 4.39m x 3.40m MAX narrowing to 3.07m )

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

## Dining Room

9' 6" x 9' 4" ( 2.90m x 2.84m )

Double glazed sliding doors to the conservatory. Radiator.

## Conservatory

9' 3" x 8' 1" ( 2.82m x 2.46m )

Double glazed window to the rear and side aspect. Double glazed door to the rear garden. Radiator.

## Kitchen

11' 6" x 7' 10" ( 3.51m x 2.39m )

Double glazed window to the rear aspect. Door to the dining room and utility room. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. One and a half sink with drainer and mixer tap. Space and plumbing for washing machine. Integrated oven, four ring gas hob and cooker hood. Tiled splash back.

## Utility Room

7' 8" x 6' 9" ( 2.34m x 2.06m )

Double glazed door to the rear garden. Double glazed window to the rear aspect. Door to the garage. Work tops with units. Larder. Space for fridge freezer. Radiator.

## First Floor Accommodation First Floor Landing

Loft access. Airing cupboard. Access to all bedrooms and family bathroom

## Bedroom One

13' Excluding Door x 10' 3" ( 3.96m Excluding Door x 3.12m )

Double glazed window to the front aspect. Radiator.

## Ensuite

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

### Bedroom Two

11' 1" x 8' 2" ( 3.38m x 2.49m )

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

### Bedroom Three

8' 11" x 8' ( 2.72m x 2.44m )

Double glazed window to the front aspect.  
Radiator.

### Bedroom Four

8' 7" MAX x 7' 10" MAX ( 2.62m MAX x 2.39m MAX )

8 Ft 07 Inches narrowing to 5 Ft 06 Inches X  
7 Ft 10 Inches narrowing to 4 Ft 11 Inches  
Double glazed window to the rear aspect.

### Wet Room

Obscure double glazed window to the rear aspect. Three piece suite comprising of shower, wash hand basin and Low Level WC. Fully tiled. Radiator.

### External Features

#### Garden

Fenced boundaries. Laid to lawn and patio.  
Decking area.

### Parking

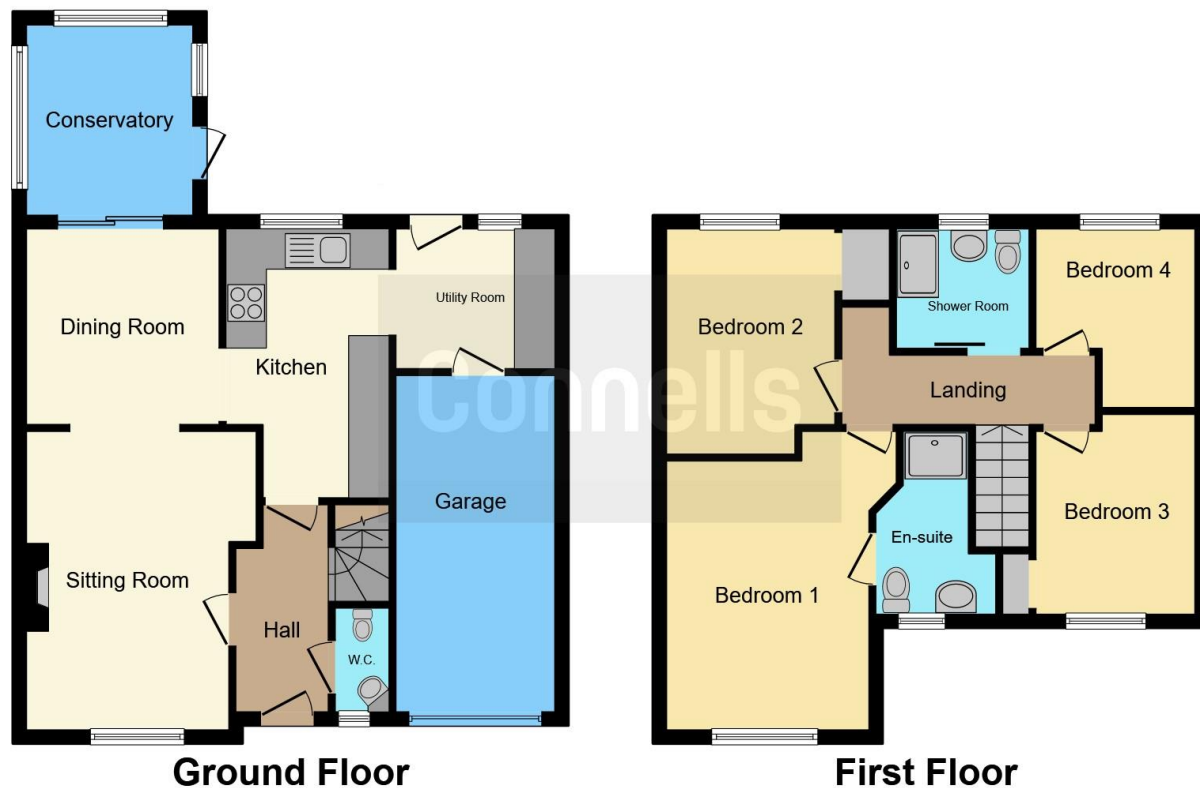
Driveway parking.

### Garage

17' x 7' 10" ( 5.18m x 2.39m )

Up and over door to the front aspect. 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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01793 708050**  
**E [swindonnorth@connells.co.uk](mailto:swindonnorth@connells.co.uk)**

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

EPC Rating: C Council Tax  
 Band: D

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Tenure: Freehold



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